

# ANCHORS F, G AND H AT THE GARDENS ON HAVANA SITE PLAN

LOT 3, BLOCK 1, BUCKINGHAM SQUARE SUBDIVISION FILING NO. 8 LOCATED IN THE N.W. QUARTER OF SECTION 23, TOWNSHIP 4 SOUTH,  
RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

**DATA:**

Land area within property lines \_\_\_\_\_ 9.48 Acres  
 Gross floor area \_\_\_\_\_ (existing to remain) 26,000 Sq. Ft.  
 \_\_\_\_\_ (new) 77,542 Sq. Ft.  
 Number of buildings \_\_\_\_\_ 1 (existing to remain), 3 (new)  
 Maximum height of buildings \_\_\_\_\_ 43'-10" AFF  
 Total building coverage \_\_\_\_\_ (incl existing) 25.1% and 103,542 Sq. Ft.  
 Hard surface area \_\_\_\_\_ (incl existing) 60.78% and 251,029 Sq. Ft.  
 Landscape area \_\_\_\_\_ (incl existing) 14.12% and 58,386 Sq. Ft.  
 Present zoning classification \_\_\_\_\_ PD  
 Permitted maximum sign area \_\_\_\_\_ see adjacent Sign Table  
 Proposed total sign area \_\_\_\_\_ see adjacent Sign Table  
 Proposed Number of signs \_\_\_\_\_ see Gardens on Havana Sign Program  
 Parking spaces required \_\_\_\_\_ see Parking Explanation below  
 Parking spaces provided \_\_\_\_\_ 436 spaces  
 Handicap spaces required \_\_\_\_\_ see Parking Explanation below  
 Handicap spaces provided \_\_\_\_\_ 16 spaces (8 van)  
 Loading spaces required \_\_\_\_\_ see Parking explanation below  
 Loading spaces provided \_\_\_\_\_ 4 @ 200 Sq. Ft. ea. = 800 Sq. Ft.

Building	Occupancy Classification	Construction Type	Sprinklered
Anchor F	M	IIB	Yes
Anchor G	M	IIB	Yes
Anchor H	M	IIB	Yes

**Sign Table**

Building	Sign calculation	Number of signs	Sign type	Tenant Zone	Max. allowed sign area
Anchor F	Primary - 167.2 sf	1	Channel letters	Category 2	200 sf
	Secondary - 111.7 sf	1	Channel letters		150 sf
Anchor G	TBD	TBD	TBD	Category 2	
Anchor H	Primary - 295 sf	1	Channel letters	Category 1	300 sf
	Secondary - 150 sf	1	Channel letters		200 sf

**Category 1 Sign Area Allowance:**

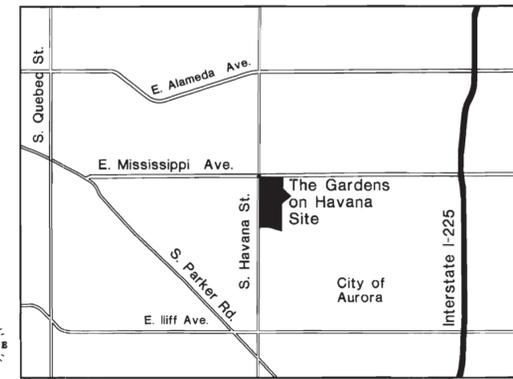
Primary facade: 2 sf per linear foot of primary frontage for the first 100 feet plus 1/2 sf per linear foot of primary frontage thereafter. Max. 300 sf per sign.

Secondary facade: 2 sf per linear foot of secondary frontage. Max. 200 sf per sign.

**Category 2 Sign Area Allowance:**

Primary facade: 2 sf per linear foot of primary frontage for the first 100 feet plus 1/2 sf per linear foot of primary frontage thereafter. Max. 200 sf per sign.

Secondary facade: 2 sf per linear foot of secondary frontage. Max. 150 sf per sign.



VICINITY MAP

Will need to be modified

Ross Primary: 198 sq. ft  
 Ross Secondary: 200 sq. ft.  
 2nd Tenant Primary 194 sq. ft.  
 2nd Tenant Secondary: 200 sq. ft.

**Parking Explanation**

The parking is calculated for the entire Center, not per Lot. See below for the overall site calculations.

Modifications to the existing parking field include provided additional handicap spaces and crosswalk striping. This resulted in adding 5 additional handicap spaces, and reducing the overall parking count by 2.

**Parking area calculations per Table 15.1 (excl Pad bldgs 3, 6, 7 and 8 not constructed yet)**

Shopping centers 400,000 and greater GFA to be parked 3.6 spaces per 1,000 GFA  
 494,916 / 1,000 = 494.92 x 3.6 = 1,782

Target parking spaces \_\_\_\_\_ = 725  
 Pad parking spaces (excl pads not constructed) \_\_\_\_\_ = 225  
 Retail parking spaces \_\_\_\_\_ = 1,336  
 Grand total parking spaces \_\_\_\_\_ = 2,286

**AMENDMENTS**

**SIGNATURE BLOCK**

This Site Plan and any amendments hereto, upon approval by the City of Aurora and recording, shall be binding upon the applicants therefore, their successors and assigns. This plan shall limit and control the issuance and validity of all building permits, and shall restrict and limit the construction, location, use, occupancy and operation of all land and structures within this plan to all conditions, requirements, locations and limitations set forth herein. Abandonment, withdrawal or amendment of this plan may be permitted only upon approval of the City of Aurora.

In witness whereof, Weingarten Miller MDH Buckingham LLC has caused these presents to be executed this 30<sup>th</sup> day of November AD. 2011.  
 Weingarten Miller MDH Buckingham LLC  
 a Colorado limited liability company  
 By: Weingarten Miller Buckingham LLC  
 a Colorado limited liability corporation  
 Its Manager Corporate Seal

By: Miller Buckingham LLC  
 a Colorado limited liability corporation  
 Its Manager  
 By: Steven A. Shoflick  
 Steven A. Shoflick  
 Its Manager

State of Colorado )  
 )ss  
 County of Arapahoe )

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of November AD. 2011 by Steven A. Shoflick as a Member of Miller Buckingham LLC, a Colorado limited liability company, a manager of Weingarten Miller MDH Buckingham LLC, a Colorado limited liability company

Witness my hand and official seal Notary Seal  
Barbara McChorie  
 (Notary Public) Notary Business Address:  
 My commission expires 11-4-12 850 Englewood Parkway #200  
Englewood, CO 80110

**CITY OF AURORA APPROVALS**

City Attorney: Bob Lopez Date: December 9, 2011  
 Planning Director: Alit Watten Date: 12/9/2011  
 Planning Commission: [Signature] Date: 11/22/2011  
 (Chairperson)  
 City Council: N/A Date: N/A  
 (Mayor)  
 Attest: N/A Date: N/A  
 (City Clerk)

Database Approval Date: \_\_\_\_\_  
 RECORDER'S CERTIFICATE:  
 Accepted for filing in the office of the Clerk and Recorder of \_\_\_\_\_, Colorado at \_\_\_\_\_ o'clock \_\_\_\_\_ M, this \_\_\_\_\_ day of \_\_\_\_\_ AD, \_\_\_\_\_.  
 Clerk and Recorder: \_\_\_\_\_ Deputy: \_\_\_\_\_

**SHEET INDEX:**

- T1 Cover Sheet
- T2 Notes and Details
- PH1 Phasing Plan
- SP-C1 Site Plan
- SP-C2 Grading Plan
- SP-C3 Utility Plan
- L-1 Landscape Requirements and Notes
- L-2 Landscape Details and Plant List
- L-3 Landscape Plan
- L-4 Landscape Phasing
- SP-E1 Site Photometric Plan
- SP-E2 Lighting Details
- A1 Anchor F Elevations
- A2 Anchor G Elevations
- A3 Anchor H Elevations

**CONTACTS:**

**Developer:**  
 Miller Weingarten Realty, LLC  
 850 Englewood Parkway, Ste. 200  
 Englewood, CO 80110  
 Phone 303.799.6300

**Architect:**  
 Naos Design Group **Architect:**  
 5031 S. Ulster Street, Ste. 300 **Camburas & Theodore Ltd.**  
 Denver, CO 80237 **2454 E. Dempster St., Ste. 202**  
 Phone 303.759.5777 **Des Plaines, IL 60016**  
**Phone 847.298.1525**

**Civil Engineer:**  
 Carroll & Lange-Manhard  
 744 South Tucson Way, Ste. 190-A  
 Centennial, CO 80112  
 Phone 303.708.0500

**Landscape Architect:**  
 Norris Design  
 1101 Bannock Street  
 Denver, CO 80204  
 Phone 303.892.1166

**Site Lighting Engineer:**  
 MEP Engineering, Inc.  
 3565 South Yosemite Street  
 Denver, CO 80231  
 Phone 303.936.1633

**M**  
MILLER WEINGARTEN  
**W**

Anchors F, G and H at  
The Gardens on  
Havana Site Plan

E. Mississippi Ave and  
S. Havana Street  
Aurora, Colorado

A DEVELOPMENT OF:  
**Miller Weingarten Realty, LLC**  
 860 ENGLEWOOD PARKWAY, SUITE 200  
 ENGLEWOOD, COLORADO 80110  
 (303) 799-6300 FAX (303) 414-0676

**naos**

Naos Design  
Group, LLC

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ISSUE LOG		
NO.	DESCRIPTION	DATE
1	1st SUBMITTAL	07/29/11
2	2nd SUBMITTAL	10/14/11
3	Mylar	12/01/11

DATE:	JOB:	SCALE:
07/29/11	2011016	NO SCALE

SHEET NO.  
**T1**  
COVER SHEET

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 REPRODUCED IN ANY FORM, BY ANY METHOD, FOR ANY  
 PURPOSE, WITHOUT PRIOR WRITTEN CONSENT FROM NAOS.

# ANCHORS F, G AND H AT THE GARDENS ON HAVANA SITE PLAN

LOT 3, BLOCK 1, BUCKINGHAM SQUARE SUBDIVISION FILING NO. 8 LOCATED IN THE N.W. QUARTER OF SECTION 23, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

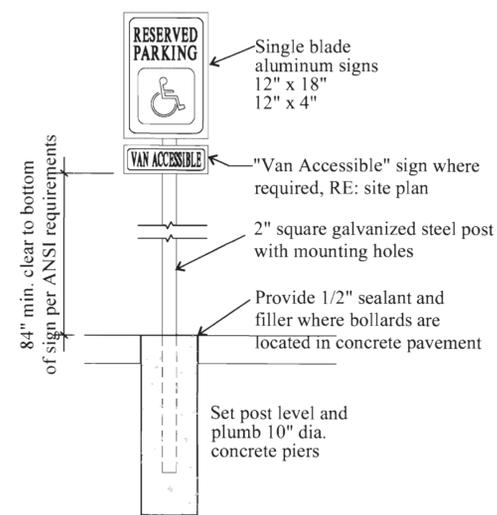
## SITE PLAN NOTES:

- The developer, his successors and assigns, including the homeowners or merchants association, shall be responsible for installation, maintenance and replacement of all fire lane signs as required by the City of Aurora.
- All signs must conform to The Gardens on Havana GDP sign code.
- Right of way for ingress and egress for service and emergency vehicles is granted over, across, on and through any and all private roads and ways now or hereafter established on the described property, and the same are hereby designated as "Service/Emergency and Utility Easements" and shall be posted "No Parking Fire Lane."
- "Accessible exterior routes" shall be provided from public transportation stops, accessible parking and accessible passenger loading zones and public sidewalks to 60% of the accessible building entrance they serve. The accessible route between accessible parking and accessible building entrances shall be the most practical direct route. The accessible route must be located within a sidewalk. No slope along this route may exceed 1:20 without providing a ramp with a maximum slope of 1:12 and handrails. Crosswalks along this route shall be wide enough to wholly contain the curb ramp with a minimum width of 36" and shall be painted with white stripes. The City of Aurora enforces handicapped accessibility requirements based on the 2009 International Building Code, Chapter 11, and the American National Standards Institute (ICC/ANSI) A117-2003.
- The applicant has the obligation to comply with all applicable requirements of the American with Disabilities Act.
- The developer, his successors and assigns, shall be responsible for installation, maintenance and replacement of all landscaping materials shown or indicated on the approved Site Plan or Landscape Plan on file in the Planning Department. All landscaping will be installed prior to issuance of Certificate of Occupancy.
- All crossings and encroachments by private landscape irrigation systems or private utilities into easements and street rights-of-way owned by the City of Aurora are acknowledged by the undersigned as being subject to City of Aurora's use and occupancy of the said easements or rights-of-way. The undersigned, their successors and assigns, hereby agree to indemnify the City of Aurora for any loss, damage or repair to City facilities that may result from the installation, operation or maintenance of said private irrigation systems or private utilities.
- The approval of this document does not constitute final approval of grading, drainage, utility, public improvements and building plans. Construction plans must be reviewed and approved by the appropriate agency prior to the issuance of building permits.
- All building address numbers shall comply with Sections 126-271 and 126-278 of the Aurora City Code.
- All rooftop mechanical equipment and vents greater than eight (8) inches in diameter must be screened. Screening may be done either with an extended parapet wall or a freestanding screen wall. Screens shall be at least as high as the equipment they hide. If equipment is visible because screens don't meet this minimum height requirement, the Director of Planning may require construction modifications prior to the issuance of a permanent Certificate of Occupancy.
- Notwithstanding any surface improvements, landscaping, planting or changes shown in these site or construction plans, or actually constructed or put in place, all utility easements must remain unobstructed and fully accessible along their entire length to allow for adequate maintenance equipment. Additionally, no installation, planting, change in the surface, etc., shall interfere with the operation of the utility lines placed within the easement. By submitting these site or construction plans for approval, the landowner recognizes and accepts the terms, conditions and requirements of this note.
- Final grade shall be at least six (6) inches below any exterior wood siding on the premises.
- All interested parties are hereby alerted that this Site Plan is subject to administrative changes and as shown on the original Site Plan on file in the Aurora City Planning Office at the Municipal Building. A copy of the official current plan may be purchased there. Likewise, Site Plans are required to agree with the approved subdivision plat of record at the time of a building permit; and if not, must be amended to agree with the plat as needed, or vice versa.
- Errors in approved Site Plans resulting from computations or inconsistencies in the drawings made by the applicant are the responsibility of the property owner of record. Where found, the current minimum Code requirements will apply at the time of building permit. Please be sure that all plan computations are correct.
- All representations and commitments made by applicants and property owners at public hearings regarding this plan are binding upon the applicant, property owner, and its heirs, successors, and assigns.
- Architectural features, such as bay windows, fireplaces, roof overhangs, gutters, eaves, foundations, footings, cantilevered walls, etc, are not allowed to encroach into any easement or fire lane.

- The vendor of any future sale of the real property shall provide the required notice per City Code Section 146 1587(c) to be recorded with the County Clerk and Recorder and shall provide such notice to each prospective purchaser of any and all said property. See Exhibit C4 under the Airport Related Land Use Restrictions section of this Guidebook.
- State any requested waivers of development standards and the applicable terms and conditions pursuant thereto. To be determined - refer to The Gardens on Havana GDP.
- All waivers necessary to this Site Plan were established in the overall Site Plan for The Gardens on Havana. They include the following:
  - Setback/ Buffer Exemption for Activity Centers, Section 146-1401, Buffer and Setback Exemptions in Certain Zones.
  - Parking, Section 146-1509, Table 15.6 Parking Block Design
  - Parking, Section 146-1504, Amount of Required Parking.
  - Signage, Section 146-1613 Table 16.2, Section 146-1613 (G) Non-residential signage, and Section 146-1613(D) Letter Height.
- External speakers are prohibited for store operations.
- PER CITY CODE, SEC. 22-140 - PUBLIC SAFETY IN -BUILDING RADIO COVERAGE, THE 2006 INTERNATIONAL BUILDING CODE, SECTION 403.7 IS HEREBY AMENDED TO REQUIRE New buildings and structures greater than 50,000 square feet or additions to an existing structure which cause the building to be greater than 50,000 square feet. (for purposes of this section, area separation walls cannot be used to define separate buildings). All basements over 10,000 square feet where the design occupant load is greater than 50, regardless of the occupancy. Any building that creates a "special hazard" for emergency services in-building radio communications due to design characteristics or materials. The Fire Chief or his/her designee will determine WHETHER OR NOT a "special hazard" EXISTS. **GENERAL.** No person shall erect, construct, change the use of, remodel, or provide additions to any building or structure, or any part thereof, or cause the same to be done which fails to support adequate in-building radio coverage for the City of Aurora Public Safety Communications System. **PRIOR TO ISSUANCE OR A CERTIFICATE OF OCCUPANCY, A FINAL ACCEPTANCE TEST MUST BE COMPLETED TO ENSURE ADEQUATE IN-BUILDING RADIO COVERAGE.** This amendment does not apply to one and two-family residential structures. The legal occupancy of any structure existing on the date of adoption of this amendment shall be permitted to continue without change.
- The Weingarten Miller MDH Buckingham LLC shall be responsible for the funding of 100% of the left turn arrow installation costs at the intersection of Wyoming Place and Havana Street if and when left turn arrow warrants are satisfied. Left turn arrow warrants to be considered shall per the latest standard currently being used by the City. A signal phasing agreement (initiated by City) shall be signed by the owner/developer prior to the issuance of a building permit.
- Weingarten Miller MDH Buckingham, LLC will design the traffic signal to be located at the Ironton/Mississippi intersection and install underground conduits, pull boxes under Ironton St with reconstruction of the intersection.
- Fire lane signs to be provided along all fire lane routes. Signs to be spaced 50'-0" o.c. on alternating sides of the street and placed at a 45 degree angle facing on-coming traffic.
- Loading docks and on-site storage yards shall be fully screened from view from all public and private rights-of-way by walls or fences. Such screens shall be of a color and material matching or compatible with the dominant colors and materials found on the facades of the primary building. The screen height shall be of sufficient height to hide the equipment, vehicles, materials, or trash being screened from public view, but in no case shall exceed a height of 14'. Chain link fences, with or without slats, shall not be used to satisfy this screening requirement.
- In addition to the requirements above, all permanent outdoor storage areas must be fully screened from view by opaque materials. Stored materials shall not exceed the height of the screen.
- Provide a sign at each accessible parking space as required by code.
- The Gardens on Havana Tenant Signage Program and Design Criteria is included with this submittal as a separate document.

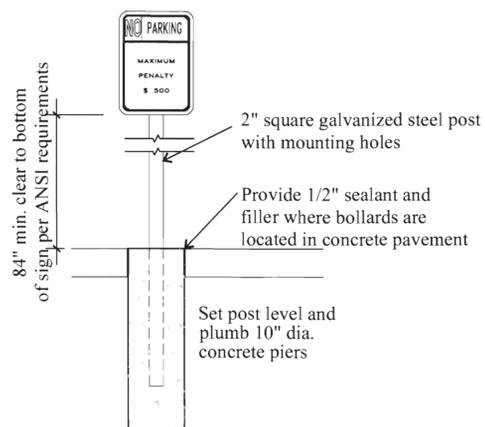
## LEGAL DESCRIPTION:

LOT 3, BLOCK 1, BUCKINGHAM SQUARE SUBDIVISION FILING NO. 8 RECORDED MAY 20, 2008 AT RECEPTION NO. B8058212, COUNTY OF ARAPAHOE, STATE OF COLORADO, CONTAINING 412,957 SQUARE FEET OR 9.480 ACRES, MORE OR LESS, AS PLATTED.



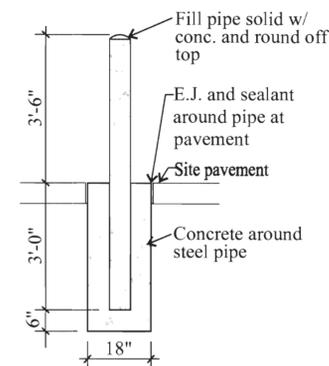
**1 H.C. SIGN DETAIL**

SCALE: NOT TO SCALE



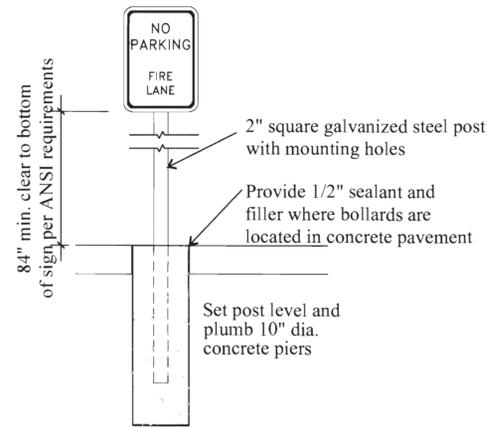
**2 N.P. SIGN DETAIL**

SCALE: NOT TO SCALE



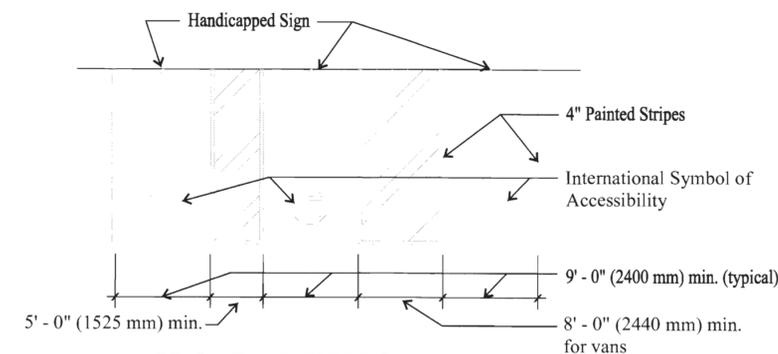
**3 PIPE BOLLARD**

SCALE: NOT TO SCALE



**4 FIRE LANE SIGN DETAIL**

SCALE: NOT TO SCALE



**5 H.C. PARKING STALL DETAILS**

SCALE: NOT TO SCALE

**M**  
MILLERWEINGARTEN  
**W**  
Anchors F, G and H at  
**The Gardens on Havana Site Plan**  
E. Mississippi Ave and S. Havana Street  
Aurora, Colorado  
A DEVELOPMENT OF:  
**Miller Weingarten Realty, LLC**  
860 ENGLEWOOD PARKWAY, SUITE 200  
ENGLEWOOD, COLORADO 80150  
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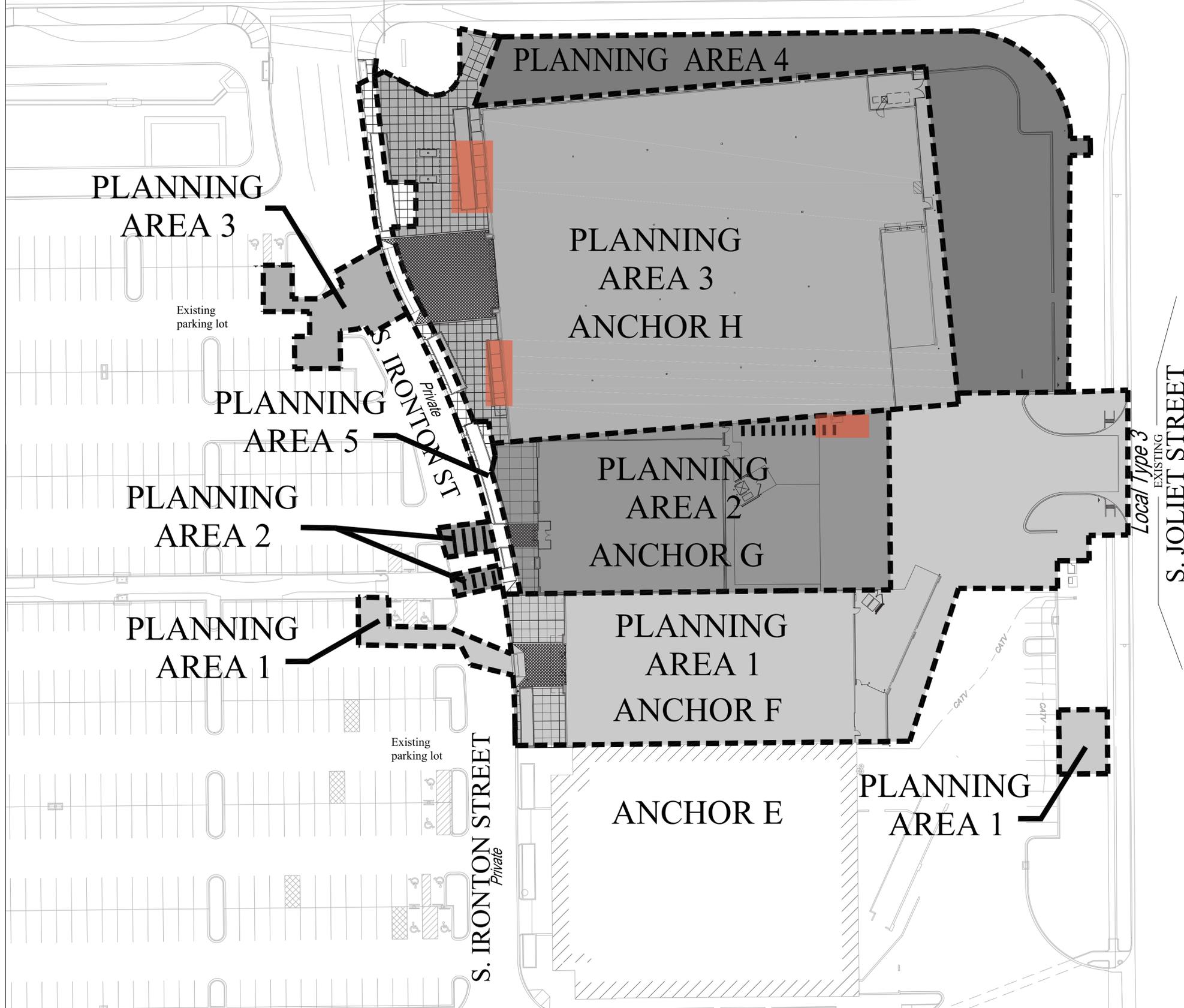
## ISSUE LOG

NO.	DESCRIPTION	DATE
1	1st SUBMITTAL	07/29/11
2	2nd SUBMITTAL	10/14/11
3	Mylar	12/01/11

DATE:	JOB:	SCALE:
07/29/11	2011016	NO SCALE

SHEET NO.  
**T2**  
NOTES AND DETAILS

ANCHORS F, G AND H AT  
**THE GARDENS ON HAVANA SITE PLAN**  
 LOT 3, BLOCK 1, BUCKINGHAM SQUARE SUBDIVISION FILING NO. 8 LOCATED IN THE N.W. QUARTER OF SECTION 23, TOWNSHIP 4 SOUTH,  
 RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO  
**EAST MISSISSIPPI AVENUE**  
*Arterial*



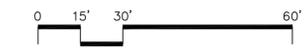
- PHASING PLAN GENERAL NOTES**
1. This site will require two points of access.
  2. Each portion of the overall site is required to have two distinct points of access during each phase of construction. Each phase must provide sufficient roadways to assure emergency vehicle access to within 100 ft. of all exterior portions of all buildings with sufficient fire hydrants on a looped water line system to provide the required fire flows for each site.
  3. A phasing plan shall be provided for the overall site. Each phase of construction is required to have two distinct points of access with sufficient fire hydrants on a looped water line system.
  4. Two distinct points of emergency access to the overall site and a looped water supply to each phase of the development shall be provided. The developer is required to construct any off site roadway or emergency crossing improvements per City standards necessary to facilitate emergency vehicular access this site.
  5. Access to buildings for the purpose of fire department vehicle access shall be provided at all times during construction. Construction material shall not block access to buildings, hydrants or fire appliances.
  6. Prior to any above ground level construction or erection of a structure, whether the principal structure materials are combustible or of a non-combustible nature, there shall be adequate all-weather access roadways provided for use by emergency vehicle apparatus. Fire access provided by the property owner shall be maintained to adequately support fire apparatus up to 75,000 lbs. These temporary site access roadways shall not be less than 20 ft. width with a standard turning radius of 29 ft. inside and 52 ft. outside. A hammerhead or three-point turnaround will be required on dead-end fire apparatus roads in excess of 150 ft. The material used to construct these roadways may be of any one of, or a combination of, several aggregate materials available. Approved materials include premixed road base material, 1 1/2-inch river rock, crushed granite or other aggregate with not less than one-inch nominal size designation or crushed concrete. The fire chief or designated representative may approve other roadway materials. In no way shall the designations in this policy be intended or construed as to intend to prohibit asphalt paving or additional requirements as necessary.

Planning Area 2 - New screen wall for Anchor H compactor and trash enclosure  
 Planning Area 3 - Anchor H will be demised into 2 tenants. (2) new entry locations will be constructed. Remove cart screen at south of Anchor space. Reduce cart screen and landscaping at north of Anchor space to create access for new entry location. Minor site patching at new entries

Phase	Planning Area
1	1
2	2
3	3
4	4
5	5

The underground utilities will be completed per the Public Improvement Plan submitted in the General Development Plan. Each phase is associated with the construction of a building and occupy of the building. All associated utilities will be completed as needed to obtain an occupancy permit for each building. Note that the order in which the phases are completed may not follow the numbered sequence in this table.

**PHASING PLAN**  
 SCALE: 1" = 30'-0"



ANCHORS F, G AND H AT  
**The Gardens on Havana Site Plan**  
 E. Mississippi Ave and S. Havana Street  
 Aurora, Colorado  
 A DEVELOPMENT OF:  
 Miller Real Estate Investments, LLC  
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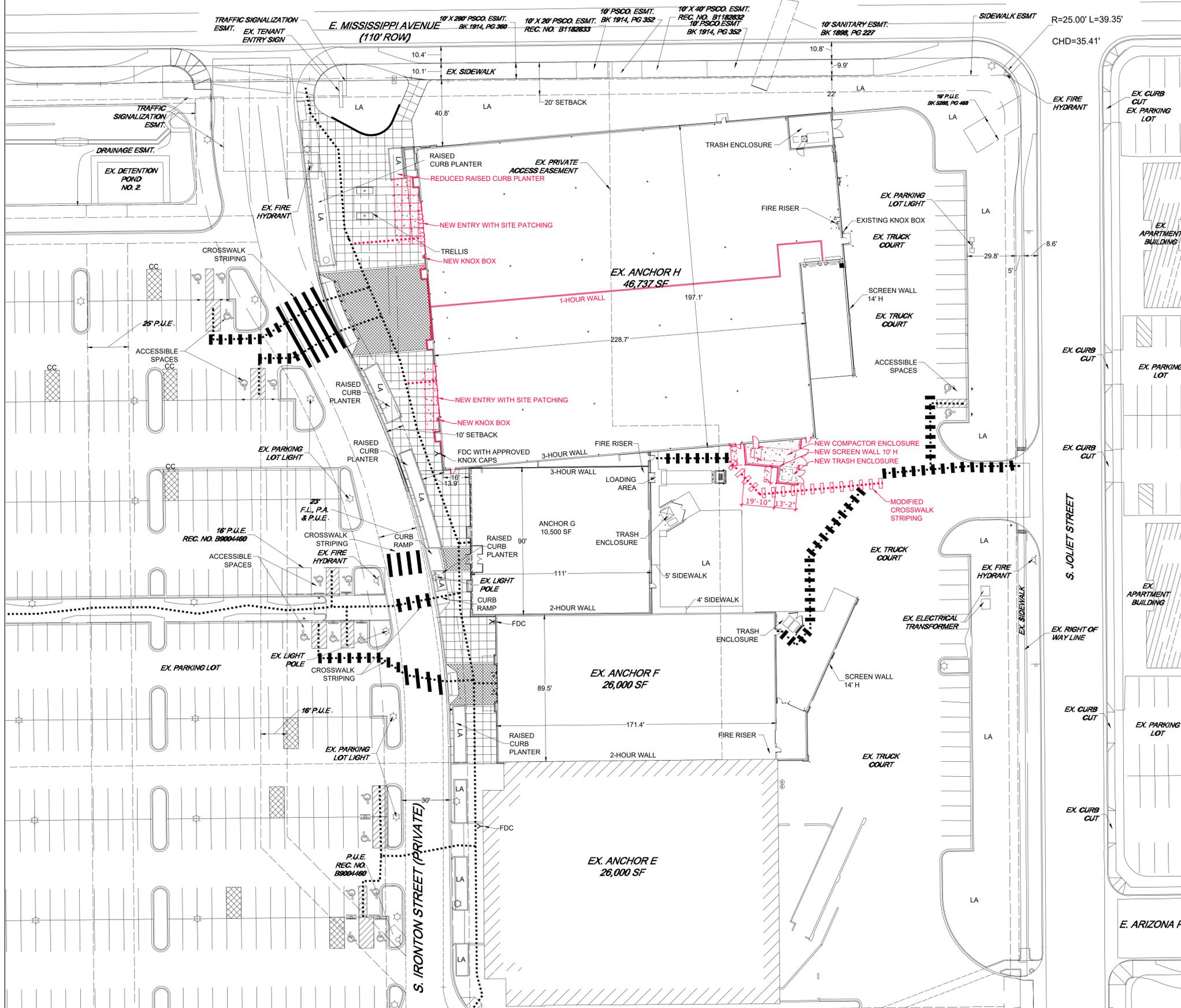
NO.	DESCRIPTION	DATE
1	1st SUBMITTAL	07/29/11
2	2nd SUBMITTAL	10/14/11
3	Mylar	12/01/11
4	AMENDMENT #2	04-14-14

DATE:	JOB:	SCALE:
07/29/11	2014008	1" = 30'-0"

SHEET NO.  
**PH1**  
 PHASING PLAN

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RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



### EXISTING LEGEND

- EXISTING PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE
- - - EXISTING EASEMENT
- EXISTING CURB AND GUTTER
- ⊙ EXISTING FIRE HYDRANT
- ⊙ EXISTING LIGHT POLE
- ⊙ EXISTING SIGN
- ⊙ EXISTING SIGN
- LA EXISTING AREA

### PROPOSED LEGEND

- ▭ PROPOSED SITE WORK
- ⋯ ACCESSIBLE ROUTE

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Havana Site Plan**  
E. Mississippi Ave and  
S. Havana Street  
Aurora, Colorado

A DEVELOPMENT OF:  
**Miller Real Estate Investments, LLC**  
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**REDLAND**  
Engineering Great Places  
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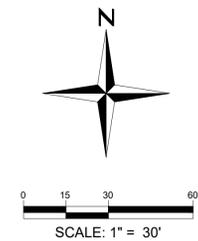
**CT**  
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2454 E. Dempster St. Suite 202  
Des Plaines, IL 60016  
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ISSUE LOG		
NO.	DESCRIPTION	DATE
1	1st SUBMITTAL	07/29/11
2	2nd SUBMITTAL	10/14/11
3	Mylar	12/01/11
4	AMENDMENT #1	10/26/12
5	AMENDMENT #2	04/14/12
6	1st SUBMITTAL - AMEND #3	09/09/19
7	2nd SUBMITTAL - AMEND #3	11/13/19

DATE:	JOB:	SCALE:
09/09/18	2014008	1/16"=1'-0"

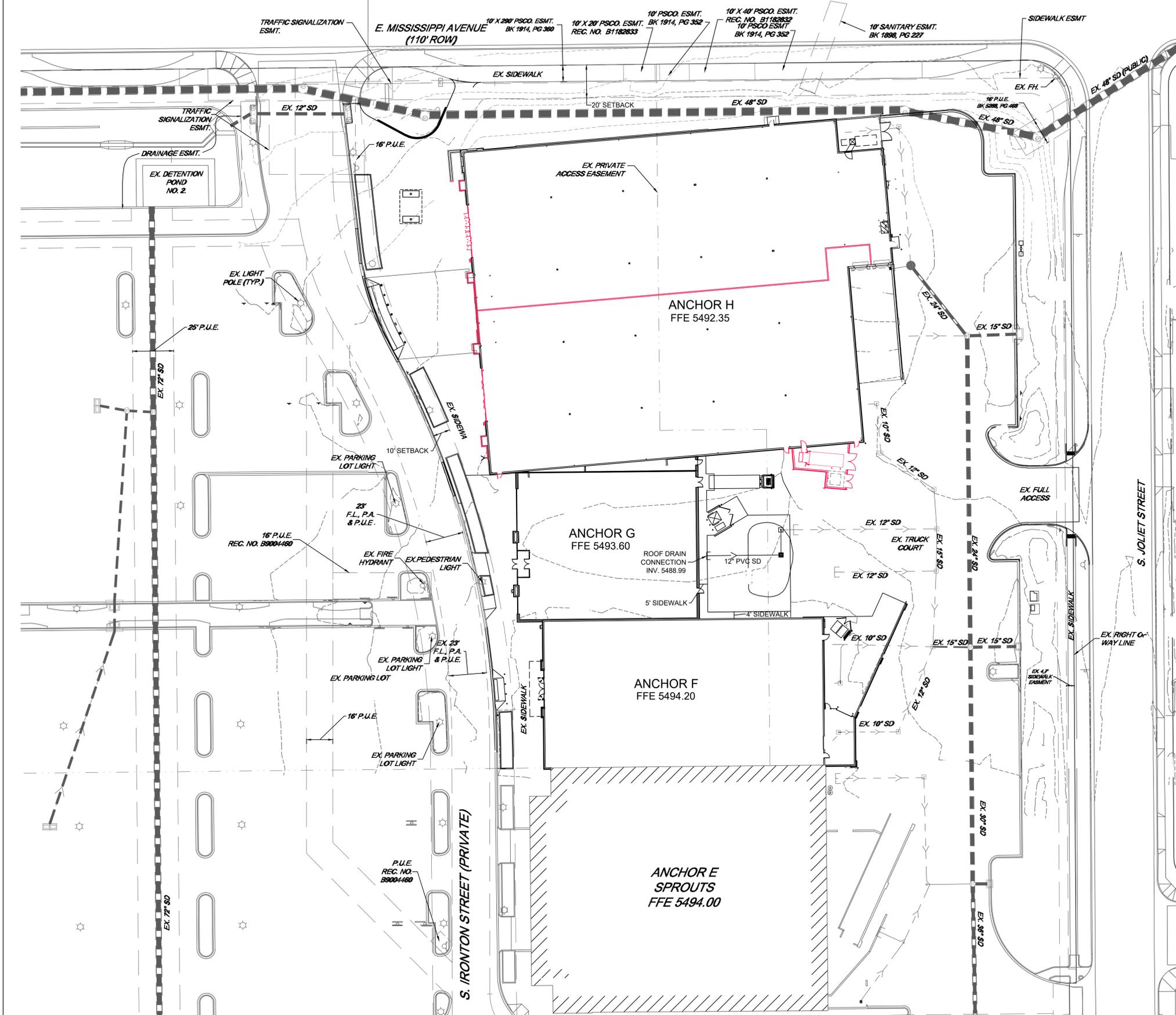
SHEET NO.

**SP-C1**  
SITE PLAN



# ANCHORS F, G AND H AT THE GARDENS ON HAVANA SITE PLAN

LOT 3, BLOCK 1, BUCKINGHAM SQUARE SUBDIVISION FILING NO. 8 LOCATED IN THE N.W. QUARTER OF SECTION 23, TOWNSHIP 4 SOUTH,  
RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



**LEGEND**

EXISTING	PROPOSED	DESCRIPTION
---	---	LOT LINE
---	---	EASEMENT LINE
---	---	MINOR CONTOUR
---	---	MAJOR CONTOUR
---	---	STORM SEWER
---	---	STORM INLETS
---	---	FLOW ARROW

NOTE: ALL STORM SEWER ON SITE IS PRIVATE UNLESS OTHERWISE NOTED

**Anchors F, G and H at  
The Gardens on  
Havana Site Plan**  
E. Mississippi Ave and  
S. Havana Street  
Aurora, Colorado

A DEVELOPMENT OF:  
**Miller Real Estate Investments, LLC**  
7100 E. BELLEVUE AVENUE, SUITE 309  
GREENWOOD VILLAGE, COLORADO 80011  
(303) 759-6300 FAX (303) 996-6361

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**CT**

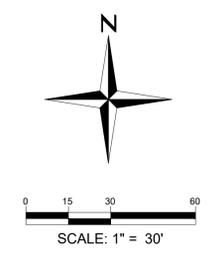
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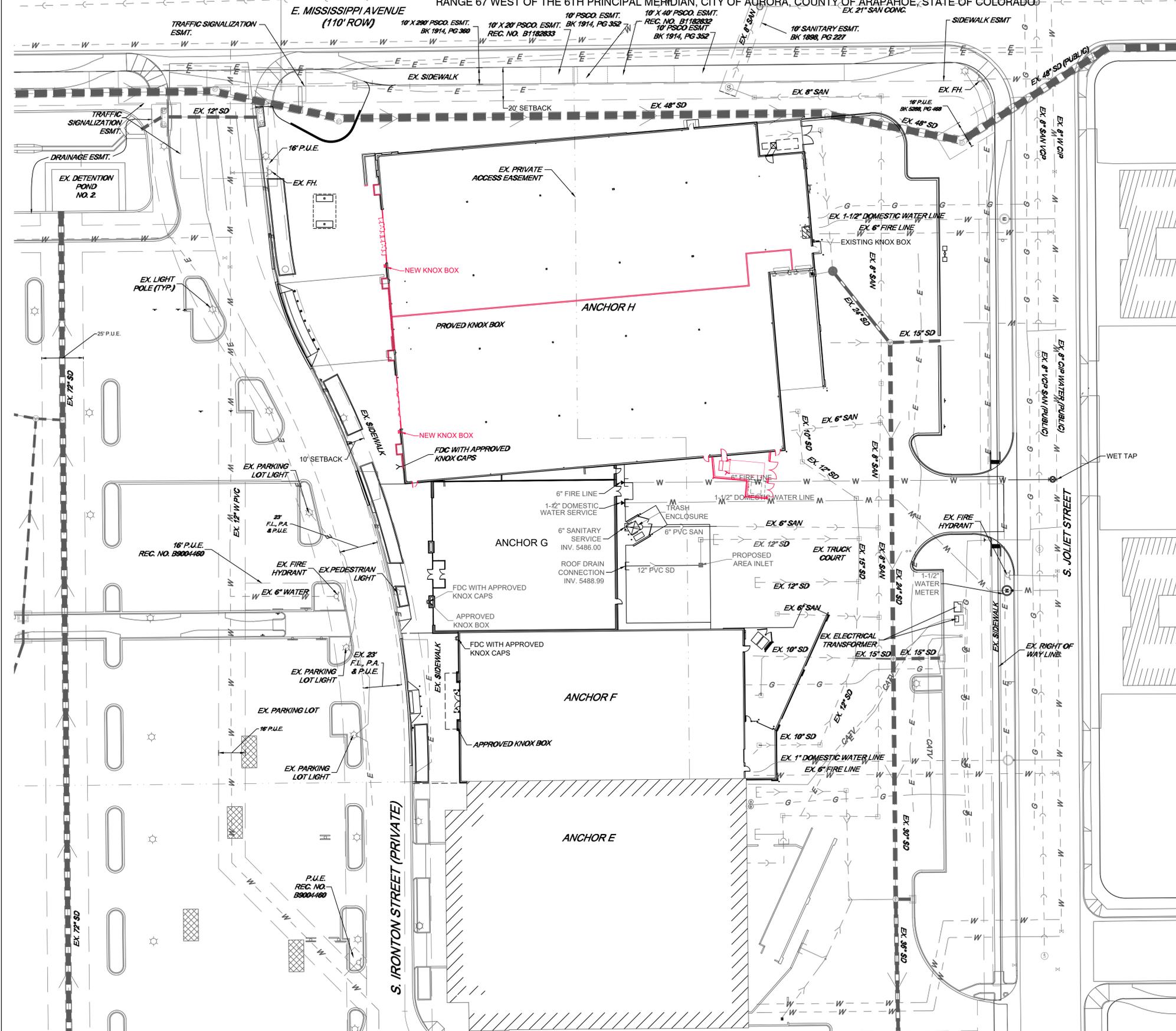
DATE:	JOB:	SCALE:
09/09/18	2014008	1/16"=1'-0"

SHEET NO.  
**SP-C2**  
GRADING PLAN



# ANCHORS F, G AND H AT THE GARDENS ON HAVANA SITE PLAN

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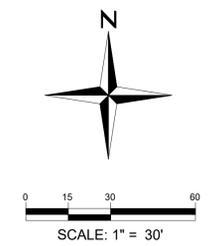
**EXISTING LEGEND**

- LOT LINE
- EASEMENT LINE
- STORM SEWER
- STORM INLETS
- SANITARY SEWER
- SANITARY MANHOLE
- IRRIGATION LINE
- GAS LINE
- TELEPHONE LINE
- ELECTRIC LINE
- WATER LINE

**PUBLIC UTILITY EASEMENT**

**FIRE, SANITARY, PUBLIC ACCESS AND PUBLIC UTILITY EASEMENT**

NOTE: ALL STORM SEWER ON SITE IS PRIVATE UNLESS OTHERWISE NOTED



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DATE:	JOB:	SCALE:
09/09/18	2014008	1/16"=1'-0"

SHEET NO.  
**SP-C3**  
UTILITY PLAN

# SITE PLAN FOR THE GARDENS ON HAVANA SITE PLAN

LOT 3, BLOCK 1, BUCKINGHAM SQUARE SUBDIVISION FILING NO. 8 LOCATED IN THE N.W. QUARTER OF SECTION 23, TOWNSHIP 4 SOUTH,  
RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

## LANDSCAPE SHEET INDEX

L-1	LANDSCAPE REQUIREMENTS AND NOTES
L-2	LANDSCAPE DETAILS AND PLANT LIST
L-3	LANDSCAPE PLAN
L-4	LANDSCAPE PHASING

## LANDSCAPE AREA CALCULATIONS

AREA NAME	LENGTH	TE REQUIRED	TE PROVIDED			TOTAL
			TREES	SHRUBS	GRASSES	
MISSISSIPPI R.O.W. - NOT APPLICABLE - LANDSCAPE COMPLETED BY LANDLORD/DEVELOPER.						
MISSISSIPPI BUFFER	400'	2 TE/40 LF= 20 TE	10	116	9	21 TE
PROMENADE GARDEN	380'	2 TE/40 LF= 19 TE	10	106	77	22 TE
S. JOLIET ST. - NOT APPLICABLE - LANDSCAPE COMPLETED BY LANDLORD/ DEVELOPER. SEE NOTE 2.						
DETENTION POND - NOT APPLICABLE - LANDSCAPE COMPLETED BY LANDLORD/ DEVELOPER.						
JOLIET STREETSCAPE						
EVERGREEN TREES REMOVED		EVERGREEN TREES REPLACED	DECIDUOUS TREES REMOVED		DECIDUOUS TREES REPLACED	
18		18	3		3	

### NOTES:

1) NO EXISTING TREES OF 4-INCH OR GREATER CALIPER ARE BEING DISTURBED WITH THIS SITE PLAN. SMALLER TREES ARE BEING REMOVED AND REPLACED ON SITE. MITIGATION REQUIRED BY THE CITY'S TREE PRESERVATION POLICY FOR THE GARDENS ON HAVANA DEVELOPMENT ARE BEING SATISFIED PER APPROVED SITE PLAN NUMBER 1.

2) THERE ARE SOME PORTIONS OF EXISTING LANDSCAPING THAT WILL BE REMOVED AND REPLACED ALONG S. JOLIET STREET FOR THIS SITE PLAN. THOSE TREES THAT ARE BEING REMOVED ARE REPLACED WITH THE PROPOSED LANDSCAPE PLAN, DEPICTED ON THE PLAN AS "REPLACEMENT TREE". THOSE TREES ARE NOTED ABOVE.

3) 1 TE = 1 TREE, 10 SHRUBS, OR 30 GRASSES

4) PER GARDENS ON HAVANA GDP REQUIREMENTS, THE FOLLOWING AMENITIES HAVE BEEN PROVIDED:

- 4 LANDSCAPE CONTAINERS
- 4 BENCHES
- TRELLIS
- BIKE RACKS
- TRASH RECEPTACLE

## LANDSCAPE NOTES

1. NOTIFY THE LANDSCAPE ARCHITECT FOR INSPECTION AND APPROVAL OF LANDSCAPE MATERIAL AND IRRIGATION PRODUCTS PRIOR TO INSTALLATION.
2. SHRUB BEDS ARE TO BE CONTAINED BY 1/8" X 4" INTERLOCKING TYPE PERFORATED STEEL EDGER. IT IS NOT REQUIRED WHEN BED IS ADJACENT TO CURBS, WALLS, OR WALKS.
3. ALL SHRUB AND ORNAMENTAL GRASS BEDS ARE TO BE MULCHED WITH 3" DEPTH ROCK MULCH OVER SPECIFIED GEOTEXTILE WEED CONTROL FABRIC.
4. ALL PARKING LOT ISLANDS ARE TO RECEIVE A 18" WIDE BORDER OF 2-4" COBBLE ROCK OVER SPECIFIED GEOTEXTILE WEED CONTROL FABRIC.
5. ALL GROUNDCOVER BED AREAS ARE TO BE MULCHED WITH 3/4" DIA. RIVER ROCK 2" DEPTH. NO WEED CONTROL FABRIC IS REQUIRED IN GROUNDCOVER BEDS.
6. ALL SODDED AND SHRUB BEDS ARE TO HAVE SOIL PREPARATION PER SPECIFICATIONS. (MINIMUM RATE OF 4 CU. YDS. OF ORGANIC MATTER PER 1000 S.F.).
7. ALL TREES ARE TO BE STAKED AND GUYED PER DETAILS FOR A PERIOD OF ONE YEAR.
8. DO NOT DISTURB EXISTING PAVING, LIGHTING, LANDSCAPE, OR IRRIGATION THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLANS.
9. ALL CROSSINGS AND ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION SYSTEMS OR PRIVATE UTILITIES INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE, OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION, OR MAINTENANCE OF SAID PRIVATE IRRIGATION SYSTEMS OR PRIVATE UTILITIES.
10. TREES SHALL NOT BE LOCATED IN DRAINAGE SWALES, DRAINAGE AREAS, OR UTILITY EASEMENTS. CONTACT LANDSCAPE ARCHITECT FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS.
11. SIGHT TRIANGLES SHALL REMAIN UNOBSTRUCTED BY PLANT MATERIAL, OR ANY OTHER VISUAL OBSTACLE, OVER 30" IN HEIGHT.
12. REFER TO QUANTITIES SHOWN GRAPHICALLY IF DISCREPANCIES EXIST BETWEEN WRITTEN AND GRAPHIC QUANTITIES.
13. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR THE MAINTENANCE EQUIPMENT ENTRY.
14. ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-1429, MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.
15. AFTER A PERIOD OF TWO YEARS THE GRASS STAND SHALL BE UNIFORM IN APPEARANCE. BARE AREAS GREATER THAN FOUR SQUARE FEET SHALL BE RESEEDDED. TEMPORARY IRRIGATION MAY BE USED, AS NEEDED TO ASSIST IN ESTABLISHMENT. AT THE END OF THE SECOND GROWING SEASON, THE TEMPORARY IRRIGATION MAY BE REMOVED.

16. THE SEED MIX WILL CONSIST OF THE SPECIES NOTED ON THE PLANTING SCHEDULE. THE PERCENTAGE OF WARM SEASONS GRASSES VERSUS COOL SEASON GRASSES WILL BE ADJUSTED BASED ON THE TIME OF YEAR IN WHICH SEEDING OCCURS.
17. ALL FUTURE PHASES THAT ARE DISTURBED BY CONSTRUCTION WILL BE SEEDED AND STABILIZED IN ACCORDANCE WITH REQUIREMENTS FOUND IN THE CITY OF AURORA ROADWAY SPECIFICATIONS MANUAL CHAPTER 45.00 EROSION AND SEDIMENT CONTROL ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
18. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
19. LANDSCAPE MATERIAL PLACEMENT SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNABLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
20. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
21. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
22. PLANTING URNS SHALL BE ARRANGED IN SUCH A WAY TO HAVE YEAR ROUND INTEREST.
23. TREES MAY NOT BE PLACED WITHIN 8' OF ANY PUBLIC UTILITY.
24. CONTACT LANDSCAPE ARCHITECT FOR FINAL FIELD APPROVAL OF THE BENCH, TRASH RECEPTACLE, AND BIKE RACK LOCATIONS PRIOR TO INSTALLATION.



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3	Mylar	12/01/11

DATE:	JOB:	SCALE:
07/29/11	2011016	

SHEET NO.

**L-1**

LANDSCAPE NOTES

NOT FOR CONSTRUCTION

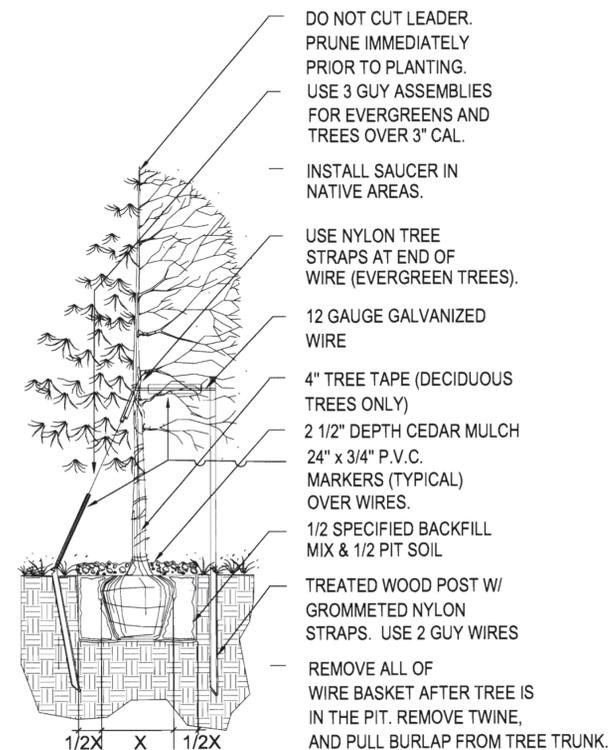
# SITE PLAN FOR THE GARDENS ON HAVANA SITE PLAN

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## LANDSCAPE PLANT LIST

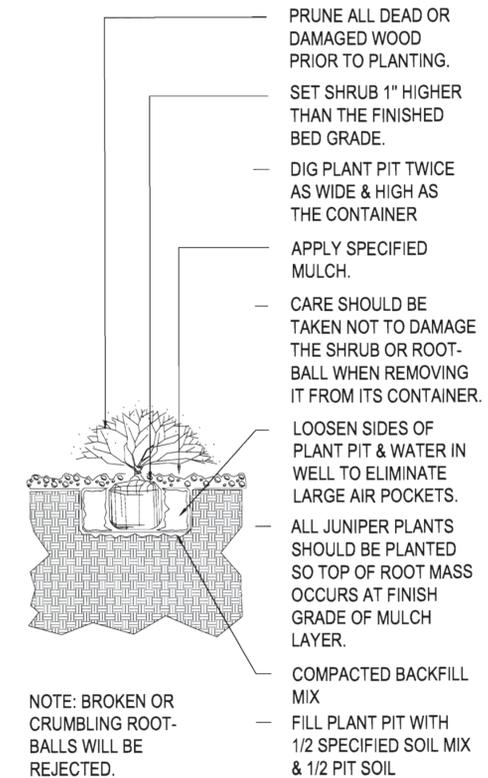
QTY.	WATER USE	SYM.	COMMON NAME	BOTANICAL NAME	SIZE & COND.
(UNLESS OTHERWISE NOTED)					
<b>DECIDUOUS CANOPY TREES</b>					
MODERATE	EOA		ENGLISH OAK	QUERCUS ROBUR	2 1/2" CAL. B&B
MODERATE	GLI		GREENSPIRE LINDEN	TILIA CORDATA 'GREENSPIRE'	2 1/2" CAL. B&B
MODERATE	SHA		SHADEMASTER LOCUST	GLEDITSIA TRIACANTHOS 'INERMIS 'SHADEMASTER'	2 1/2" CAL. B&B
<b>EVERGREEN TREES</b>					
LOW	AUS		AUSTRIAN PINE	PINUS NIGRA	6' HT. MIN (SPECIMEN)
MODERATE	CBS		COLORADO BLUE SPRUCE	PICEA PUNGENS GLAUCA	6' HT. MIN (SPECIMEN)
MODERATE	PBF		ISELI FASTIGIATE BOSNIAN PINE	PINUS LEUCODERMIS 'ISELI FASTIGIATE'	6' HT. MIN (SPECIMEN)
LOW	PIN		PINON PINE	PINUS EDULIS	6' HT. MIN (SPECIMEN)
<b>DECIDUOUS ORNAMENTAL TREES</b>					
MODERATE	ABS		AUTUMN BRILLIANCE SERVICEBERRY	AMELANCHIER ARBOREA 'AUTUMN BRILLIANCE'	6' CLUMP
LOW	GNT		AMUR MAPLE	ACER GINNALA	6' CLUMP
MODERATE	NEW		NEWPORT PLUM	PRUNUS CERASIFERA 'NEWPORT'	2" CAL., B&B
MODERATE	SPR		SPRING SNOW CRAB (WHITE)	MALUS X 'SPRING SNOW'	2" CAL., B&B
<b>DECIDUOUS SHRUBS</b>					
MODERATE	BBU		BURNING BUSH	EUONYMUS ALATUS	#5 CONT.
LOW	CHP		CHEYENNE PRIVET	LIGUSTRUM VULGARE 'CHEYENNE'	#5 CONT.
MODERATE	CPL		COMMON PURPLE LILAC	SYRINGA VULGARIS	#5 CONT.
LOW	RSA		RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	#5 CONT.
LOW	SRY		YELLOW SHRUB ROSE	ROSA X 'GOLD WINGS'	#5 CONT.
LOW	SYR		RED FRAGRANT SHRUB ROSE	ROSA X 'JOHN FRANKLIN'	#5 CONT.
MODERATE	NFS		NEON FLASH SPIREA	SPIREA JAPONICA 'NEON FLASH'	#5 CONT.
MODERATE	PBB		COMPACT PURPLE BUTTERFLY BUSH	BUDDLEA DAVIDII NANHOENSIS 'PETITE PLUM'	#5 CONT.
<b>EVERGREEN SHRUBS</b>					
MODERATE	RHM		R.H. MONTGOMERY SPRUCE	PICEA PUNGENS 'R.H. MONTGOMERY'	#5 CONT.
LOW	BCH		BLUE CHIP JUNIPER	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	#5 CONT.
MODERATE	BUF		BUFFALO JUNIPER	JUNIPERUS SABINA 'BUFFALO'	#5 CONT.
LOW	HUG		HUGHES JUNIPER	JUNIPERUS HORIZONTALIS 'HUGHES'	#5 CONT.
LOW	SKR		SKYROCKET JUNIPER	JUNIPERUS VIRGINIANA 'SKYROCKET'	5' HT. MIN.
<b>GRASSES</b>					
MODERATE	FRG		FEATHER REED GRASS	CALAMAGROSTIS ARUNDINACEA 'KARL FOERSTER'	#1 CONT.
MODERATE	HFG		HARDY FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'HAMELN'	#1 CONT.
LOW	KFG		KOREAN FEATHER REED GRASS	CALAMAGROSTIS BARACHYTRICHA	#1 CONT.
<b>PERENNIALS</b>					
MODERATE	CFL		CONEFLOWER	ECHINACEA PURPUREA	#1 CONT.
LOW	DDY		STELA D'ORO DAYLILY	HEMEROCALLIS 'STELLA D'ORO'	#1 CONT.
LOW	SMN		SALVIA, MAY NIGHT	SALVIA SYLVESTRIS X 'MAINACHT'	#1 CONT.
LOW	YAM		MOONSHINE YARROW	ACHILLEA 'MOONSHINE'	#1 CONT.

## TREE PLANTING DETAIL

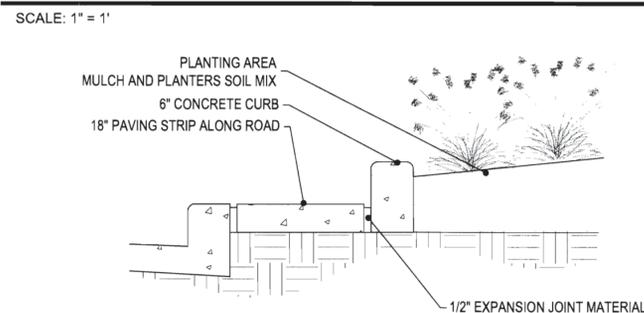


NOTE: PLANT TREE SO THAT FIRST ORDER MAJOR ROOT IS 1"-2" ABOVE FINAL GRADE

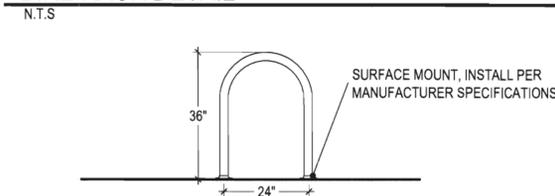
## SHRUB PLANTING DETAIL



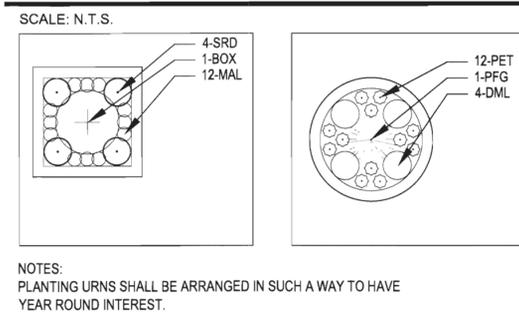
## PROMENADE PLANTER EDGE DETAIL



## BIKE RACK DETAIL



## TYPICAL PLANTING DETAIL FOR CONTAINERS



## TYPICAL BENCH STYLE



## PLANTER POT PLANT LIST

SYM.	COMMON NAME	BOTANICAL NAME	SIZE & COND.
(UNLESS OTHERWISE NOTED)			
BOX	WINTER GEM BOXWOOD	BUXUS MICROPHYLLA 'WINTER GEM'	#5 CONT.
PFG	PURPLE FOUNTAIN GRASS	PENNISETUM SETACEUM 'RUBRUM'	#1 CONT.
<b>ANNUAL FLOWERS</b>			
PET	PETUNIA	PETUNIA X HYBRIDA	4" POTS
MAL	MOUNTAIN ALYSSUM	ALYSSUM MONTANUM	4" POTS
SRD	SWAN RIVER DAISY	BRACHYCOME IBERIDIFOLIA	4" POTS
DML	DUSTY MILLER	SENECIO CINERARA	4" POTS

**M**  
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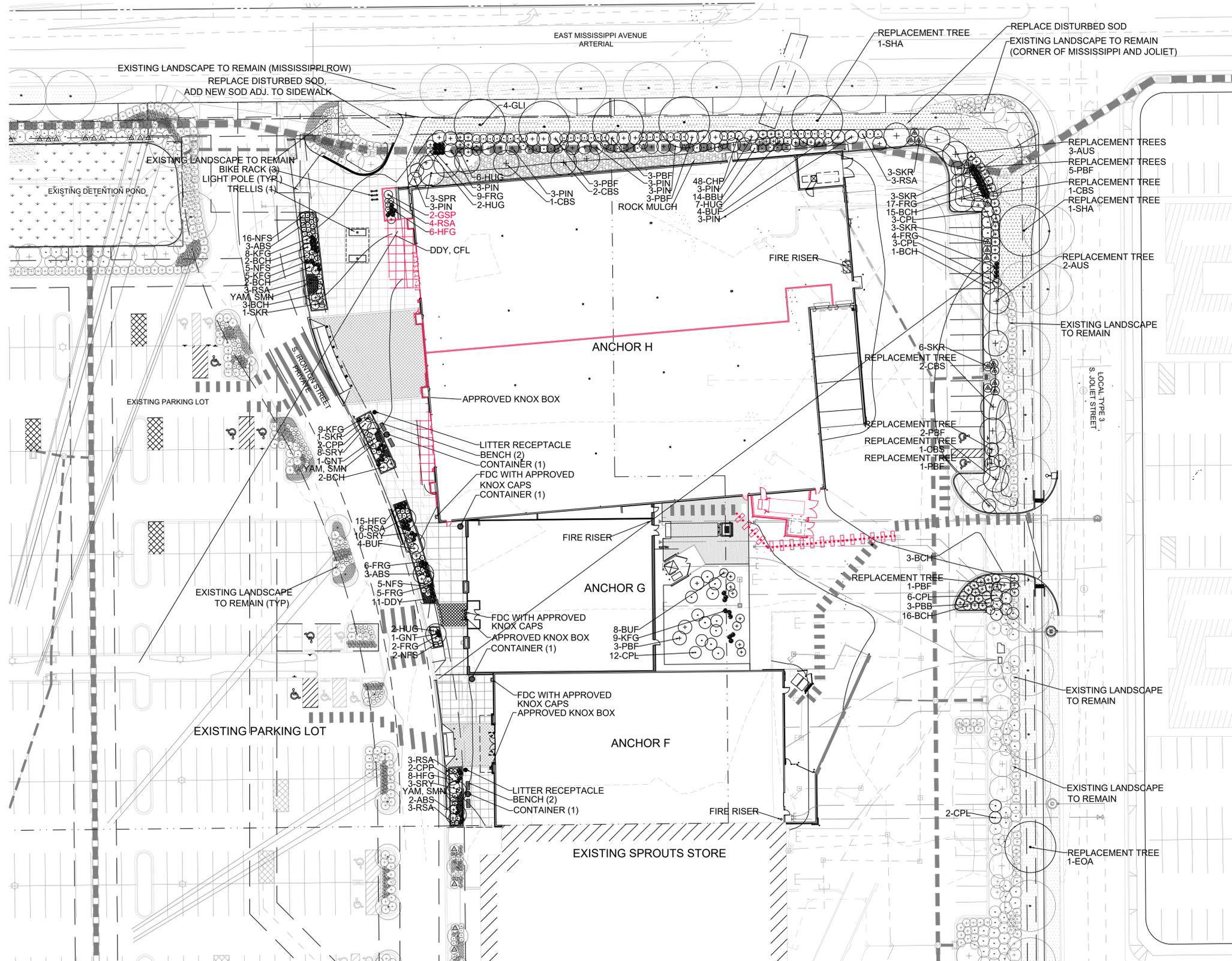
**L-2**

LANDSCAPE DETAILS

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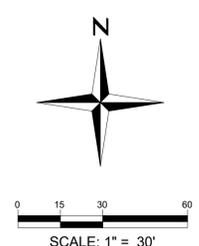
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## LEGEND

- CANOPY TREES
- ORNAMENTAL TREES
- EVERGREEN TREES
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- UPRIGHT EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- PERENNIALS
- SOD
- COBBLE ROCK MULCH  
2"-4" DIAMETER
- ENHANCED COLORED CONCRETE  
PAVING
- BROOM FINISHED SAW CUT  
CONCRETE
- STEEL EDGER - ROUNDED
- LIGHT POLES
- TRELLIS
- BENCH
- PLANTERS WITH ANNUALS (SEE  
SCHEDULE)
- FIRE HYDRANTS (BY OTHERS)
- FDC W/ APPROVED KNOX CAPS
- OVERHEAD LIGHTS (BY OTHERS)



NOT FOR CONSTRUCTION

**Anchors F, G and H at  
The Gardens on  
Havana Site Plan**  
E. Mississippi Ave and  
S. Havana Street  
Aurora, Colorado

A DEVELOPMENT OF:  
**Miller Real Estate Investments, LLC**  
7100 E. BELLEVUE AVENUE, SUITE 309  
GREENWOOD VILLAGE, COLORADO 80011  
(303) 759-6300 FAX (303) 996-6361

**Naos Design  
Group, LLC**  
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2454 E. Dempster St. Suite 202  
Des Plaines, IL 60016  
P (847)298-1525 | F (847)390-8130  
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ISSUE LOG		
NO.	DESCRIPTION	DATE
1	1st SUBMITTAL	07/29/11
2	2nd SUBMITTAL	10/14/11
3	Mylar	12/01/11
4	AMENDMENT #1	10/26/12
5	AMENDMENT #2	04/14/12
6	1st SUBMITTAL - AMEND #3	09/09/19

DATE:	JOB:	SCALE:
09/09/18	2014008	1/16"=1'-0"

SHEET NO.  
**L-3**  
LANDSCAPE PLAN

ANCHORS F, G AND H AT  
**THE GARDENS ON HAVANA SITE PLAN**  
 LOT 3, BLOCK 1, BUCKINGHAM SQUARE SUBDIVISION FILING NO. 8 LOCATED IN THE N.W. QUARTER OF SECTION 23, TOWNSHIP 4 SOUTH,  
 RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



ANCHORS F, G AND H AT  
**The Gardens on Havana Site Plan**

E. Mississippi Ave and  
 S. Havana Street  
 Aurora, Colorado

A DEVELOPMENT OF:  
 Miller Real Estate Investments, LLC  
 7100 E. BELLEVUE AVENUE, SUITE 309  
 GREENWOOD VILLAGE, COLORADO 80111  
 (303) 799-6300 FAX (303) 996-6361



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8000 South Lincoln Street, #206 | Littleton, CO 80122  
 Office: (720) 283-6783 | www.redland.com



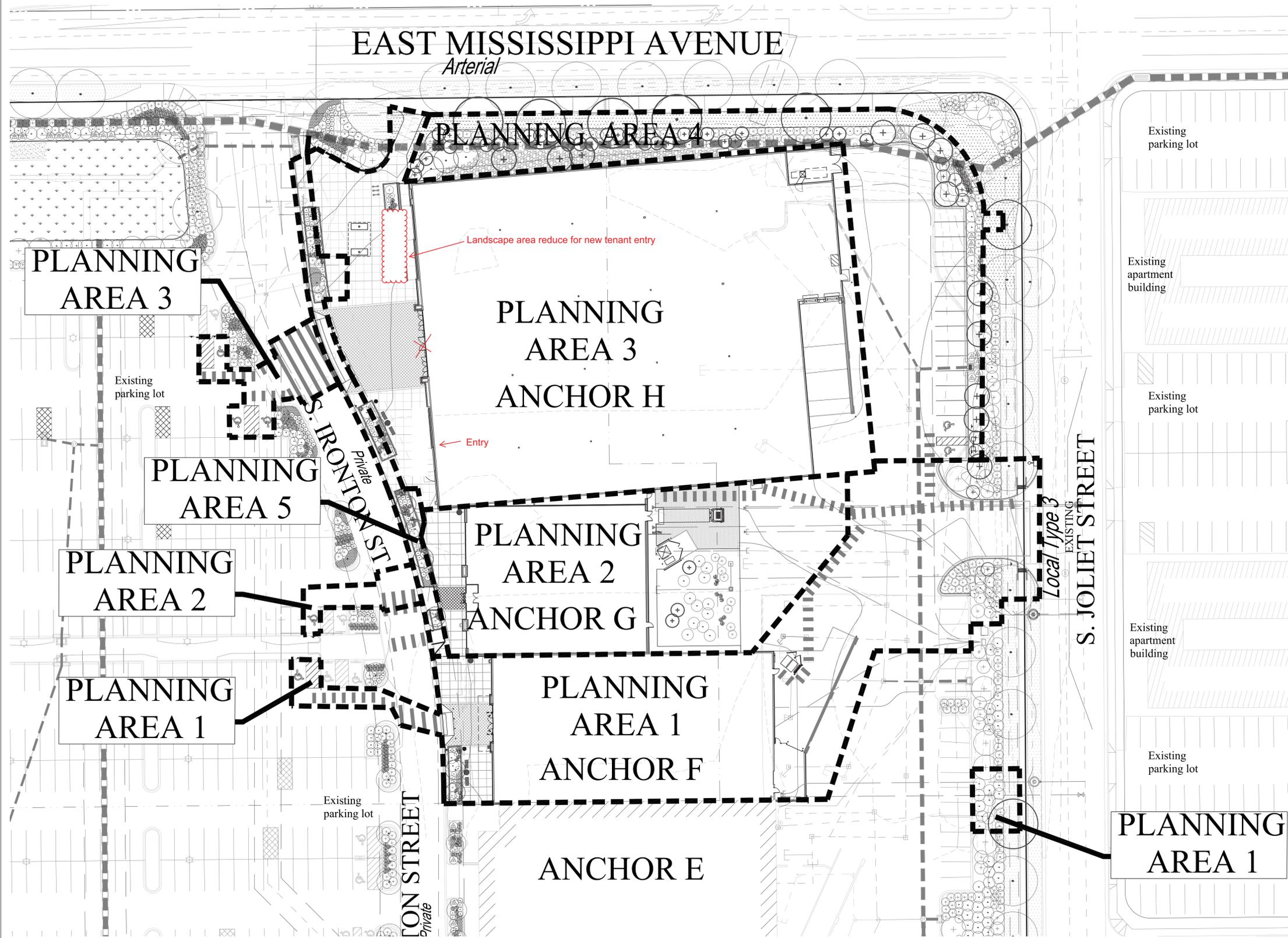
1101 Bannock Street P 303.892.1166  
 Denver, Colorado 80204 F 303.892.1166  
 www.norris-design.com

**ISSUE LOG**

NO.	DESCRIPTION	DATE
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2	2nd SUBMITTAL	10/14/11
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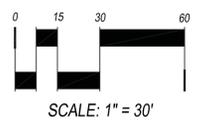
DATE:	JOB:	SCALE:
07/29/11	2014008	

SHEET NO.  
**L-4**  
 LANDSCAPE PHASING



**LEGEND**

- CANOPY TREES
- ORNAMENTAL TREES
- EVERGREEN TREES
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- UPRIGHT EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- PERENNIALS
- SOD
- COBBLE ROCK MULCH 2"-4" DIAMETER
- ENHANCED COLORED CONCRETE PAVING
- BROOM FINISHED SAW CUT CONCRETE
- STEEL EDGER - ROUNDED
- LIGHT POLES
- TRELLIS
- BENCH
- PLANTERS WITH ANNUALS (SEE L-2)
- FIRE HYDRANTS (BY OTHERS)
- FDC W/ APPROVED KNOX HARDWARE
- OVERHEAD LIGHTS (BY OTHERS)

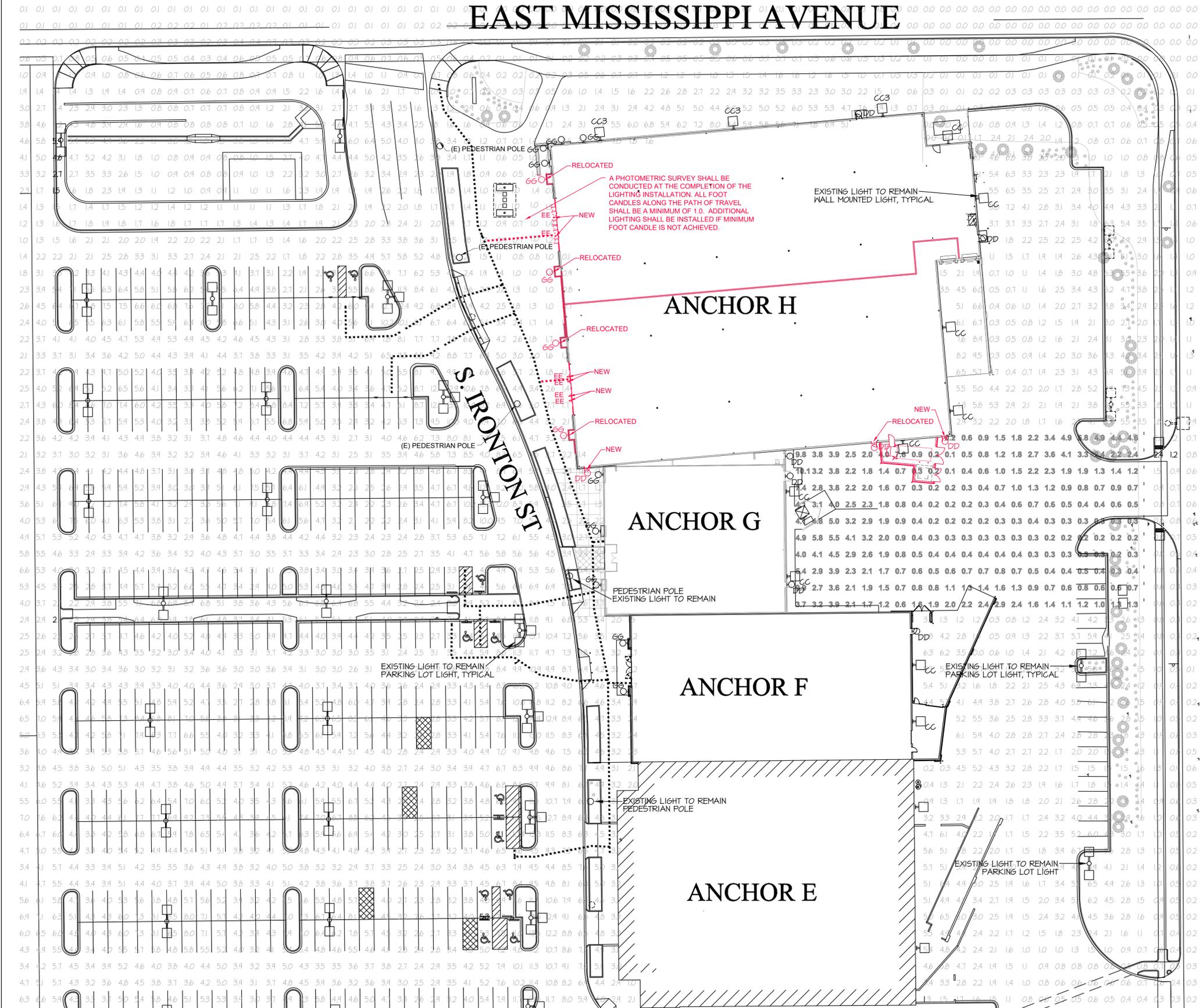


**NOT FOR CONSTRUCTION**

ANCHORS F, G AND H AT  
**THE GARDENS ON HAVANA SITE PLAN**  
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 RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

**LEGEND**

..... ACCESSIBLE ROUTE



Anchors F, G and H at  
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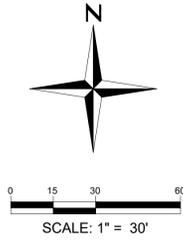
**CT**  
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DATE: 09/09/18 JOB: 2014008 SCALE: 1/16"=1'-0"

SHEET NO.  
**SP-E1**  
 SITE PHOTOMETRIC PLAN



S. JOLIET STREET

# SITE PLAN FOR THE GARDENS ON HAVANA SITE PLAN

LOT 3, BLOCK 1, BUCKINGHAM SQUARE SUBDIVISION FILING NO. 8 LOCATED IN THE N.W. QUARTER OF SECTION 23, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

## COOPER LIGHTING - SURE-LITES®

Catalog #	Type
GFR2703WH	
Project	
Comments	
Prepared by	
Date	

**SPECIFICATION FEATURES**

**Electrical**  
- 0V or 12V DC Input Voltage

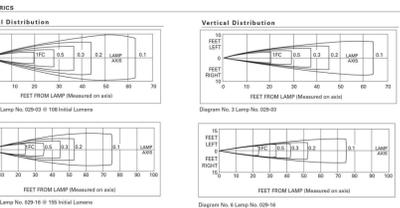
**Code Compliance**  
- UL Listed  
- UL Damp Location Listed  
- Life Safety NFPA 101

**Construction**  
- Matches R01 Series emergency lighting units  
- 20 gauge die-stamped steel housing with white baked enamel finish  
- Housing adjusts in plaster frame 1/8" to accommodate different ceiling thickness  
- Bar hangers included for fast, easy installation  
- Climbed trim ring has white paint finish  
- Lamp adjusts 40° from vertical with 368° rotation

**Warranty**  
- Unit: 1-year



**GFR SERIES**  
ROUND SPECIALTY REMOTES EMERGENCY LIGHTING



**ORDERING INFORMATION**

Catalog No.	Finish	Lamp Type	Volts	Watts	Lamp Qty.	Subtotal/Box
GFR2703	White Trim	Incandescent Sealed Beam	6	029-03	2	
GFR2716	White Trim	Halogen Sealed Beam	12	029-16	6	

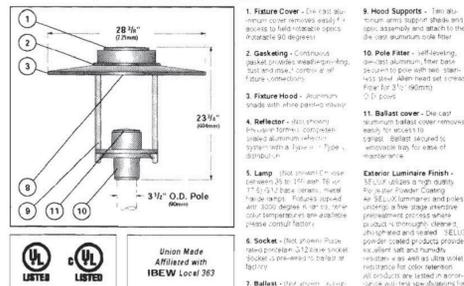
Specifications and dimensions subject to change without notice. Consult your representative for additional options and details.

## TYPE "EE"

## Saturn Cutoff

Project: \_\_\_\_\_ Type: \_\_\_\_\_ Qty: \_\_\_\_\_

Series	Reflector	Pole Series	Mounting	Lamp Type / Wattage	Lamp Color	Finish	Voltage	Options
SAC Saturn Cutoff	R2 Type II Aluminum reflector	1 26" Pole W	2 Shade	MR16 120V 100W MR16 120V 200W MR16 120V 347W	White Black Clear SP	White Black Clear SP	100 200 347	DS Ballast cover painted Mute Disk for Full Cutoff Distribution



**1. Fixture Cover** - Die cast aluminum cover with no visible fasteners. 1/8" recessed to allow recessed optics (if available).

**2. Gasketing** - Continuous gasketing provides weather-tight seal and helps control glare.

**3. Fixture Hood** - Aluminum shade with white powder coat finish.

**4. Reflector** - Die cast aluminum reflector provides uniform light distribution.

**5. Lamp** - MR16 lamps are inserted into the fixture with the lamp holder.

**6. Socket** - MR16 lamps are inserted into the fixture with the lamp holder.

**7. Ballast** - MR16 lamps are inserted into the fixture with the lamp holder.

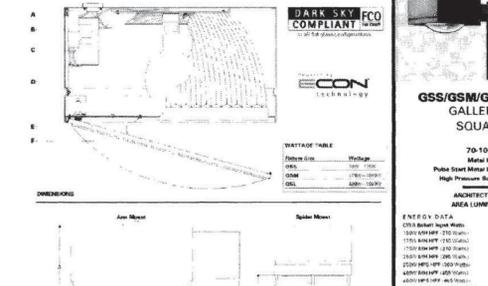
**8. Access Door** - MR16 lamps are inserted into the fixture with the lamp holder.

## EXISTING PEDESTRIAN POLE

## McGRAW-EDISON®

Project: \_\_\_\_\_ Type: \_\_\_\_\_ Qty: \_\_\_\_\_

Series	Reflector	Pole Series	Mounting	Lamp Type / Wattage	Lamp Color	Finish	Voltage	Options
SAC Saturn Cutoff	R2 Type II Aluminum reflector	1 26" Pole W	2 Shade	MR16 120V 100W MR16 120V 200W MR16 120V 347W	White Black Clear SP	White Black Clear SP	100 200 347	DS Ballast cover painted Mute Disk for Full Cutoff Distribution



**1. Fixture Cover** - Die cast aluminum cover with no visible fasteners. 1/8" recessed to allow recessed optics (if available).

**2. Gasketing** - Continuous gasketing provides weather-tight seal and helps control glare.

**3. Fixture Hood** - Aluminum shade with white powder coat finish.

**4. Reflector** - Die cast aluminum reflector provides uniform light distribution.

**5. Lamp** - MR16 lamps are inserted into the fixture with the lamp holder.

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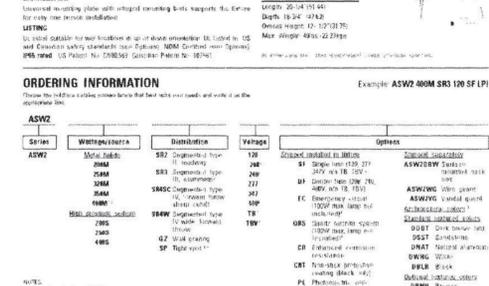
**8. Access Door** - MR16 lamps are inserted into the fixture with the lamp holder.

## EXISTING AREA LIGHT POLE

## LITHONIA LIGHTING®

Project: \_\_\_\_\_ Type: \_\_\_\_\_ Qty: \_\_\_\_\_

Series	Reflector	Pole Series	Mounting	Lamp Type / Wattage	Lamp Color	Finish	Voltage	Options
SAC Saturn Cutoff	R2 Type II Aluminum reflector	1 26" Pole W	2 Shade	MR16 120V 100W MR16 120V 200W MR16 120V 347W	White Black Clear SP	White Black Clear SP	100 200 347	DS Ballast cover painted Mute Disk for Full Cutoff Distribution



**1. Fixture Cover** - Die cast aluminum cover with no visible fasteners. 1/8" recessed to allow recessed optics (if available).

**2. Gasketing** - Continuous gasketing provides weather-tight seal and helps control glare.

**3. Fixture Hood** - Aluminum shade with white powder coat finish.

**4. Reflector** - Die cast aluminum reflector provides uniform light distribution.

**5. Lamp** - MR16 lamps are inserted into the fixture with the lamp holder.

**6. Socket** - MR16 lamps are inserted into the fixture with the lamp holder.

**7. Ballast** - MR16 lamps are inserted into the fixture with the lamp holder.

**8. Access Door** - MR16 lamps are inserted into the fixture with the lamp holder.

## TYPE "CC"

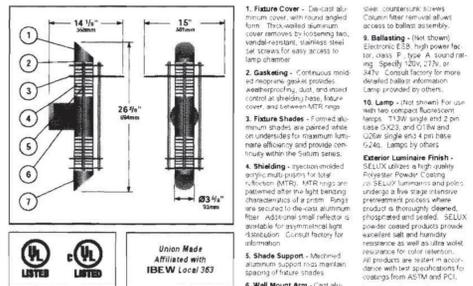
TYPE	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	MOUNTING	LAMPS
CC	LITHONIA	ASW2-350M-45C-2T1	HALL MOUNTED ARCHITECTURAL AREA LIGHT WITH TYPE 4 SHARP CUTOFF OPTICS, BLACK IN COLOR	HALL 25'-0" AFF	(1) 350M MR16/U FLSE START
DD	LITHONIA	MR-242TR1-HD-ELDR-2T1 BODINE BBO BATTERY	HALL MOUNTED CUTOFF AREA LIGHT WITH REMOTE EMERGENCY 90-MINUTE BATTERY PACK BALLAST	HALL AT 4'-6" AFF	(2) 42H TR1/B55
GG	SELUX	SAR0-R-A26-SP-120	HALL MOUNTED ARCHITECTURAL EXTERIOR SCENE 24 INCHES TALL, COLOR SPECIFIED BY ARCHITECT	HALL MOUNT AT 4'-6" AFF.	(2)26H QUAD/B50 120 VOLT ELECTRONIC
EE	SURELIGHTS	GFR2703WH	RECESSED CANOPY MOUNTED EXIT DISCHARGE LIGHT	UNDER CANOPY 12'-6" / 13'-6"	120 VOLT

## TYPE "GG"

## Saturn 90 Wall

Project: \_\_\_\_\_ Type: \_\_\_\_\_ Qty: \_\_\_\_\_

Series	Shielding	Lamp Type / Wattage	Finish	Voltage
SAR0 Saturn 90 Wall	MR MR16 90° Reflector	T 11 (1) Two Tube Incandescent Q 18 (2) Two Quad Incandescent Q 26 (2) Two Quad Incandescent	WH White BK Black BR Bronze SP Specialty RAL	120 277 347



**1. Fixture Cover** - Die cast aluminum cover with no visible fasteners. 1/8" recessed to allow recessed optics (if available).

**2. Gasketing** - Continuous gasketing provides weather-tight seal and helps control glare.

**3. Fixture Shade** - Aluminum shade with white powder coat finish.

**4. Shielding** - MR16 lamps are inserted into the fixture with the lamp holder.

**5. Shade Support** - MR16 lamps are inserted into the fixture with the lamp holder.

**6. Column Fitter** - MR16 lamps are inserted into the fixture with the lamp holder.

**7. Column Fitter** - MR16 lamps are inserted into the fixture with the lamp holder.

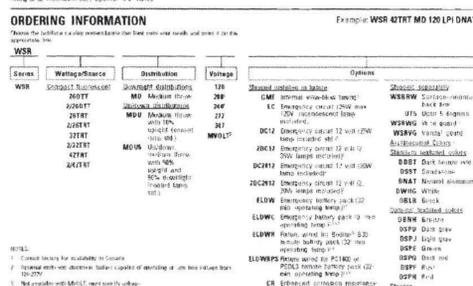
**8. Column Fitter** - MR16 lamps are inserted into the fixture with the lamp holder.

## TYPE "DD"

## LITHONIA LIGHTING®

Project: \_\_\_\_\_ Type: \_\_\_\_\_ Qty: \_\_\_\_\_

Series	Shielding	Lamp Type / Wattage	Finish	Voltage
SAR0 Saturn 90 Wall	MR MR16 90° Reflector	T 11 (1) Two Tube Incandescent Q 18 (2) Two Quad Incandescent Q 26 (2) Two Quad Incandescent	WH White BK Black BR Bronze SP Specialty RAL	120 277 347



**1. Fixture Cover** - Die cast aluminum cover with no visible fasteners. 1/8" recessed to allow recessed optics (if available).

**2. Gasketing** - Continuous gasketing provides weather-tight seal and helps control glare.

**3. Fixture Shade** - Aluminum shade with white powder coat finish.

**4. Shielding** - MR16 lamps are inserted into the fixture with the lamp holder.

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**7. Column Fitter** - MR16 lamps are inserted into the fixture with the lamp holder.

**8. Column Fitter** - MR16 lamps are inserted into the fixture with the lamp holder.

## TYPE "DD"

**MILLER WEINGARTEN REALTY, LLC**

The Gardens on Havana

E. Mississippi Ave and S. Havana Street  
Aurora, Colorado

A DEVELOPMENT OF:

**Miller Weingarten Realty, LLC**  
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ENGLEWOOD, COLORADO 80150  
303-759-6900 FAX 303-759-0676

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-M ANHARD

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Denver, CO 80237 (F) 303.934.3299  
info@mep-eng.com www.mep-eng.com

**ISSUE LOG**

NO.	DESCRIPTION	DATE
1	1st SUBMITTAL	07/29/11
2	2nd SUBMITTAL	10/14/11
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4	Amendment 3	11/13/19

DATE: 07/29/11 JOB: 2011016 SCALE: 1" = 30'-0"

SHEET NO. SP-E2

LIGHTING DETAILS

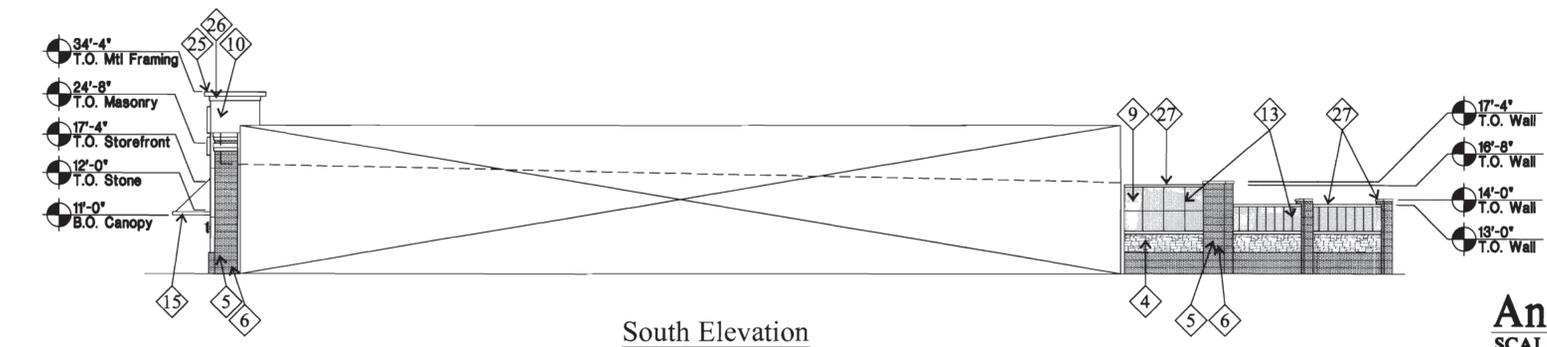
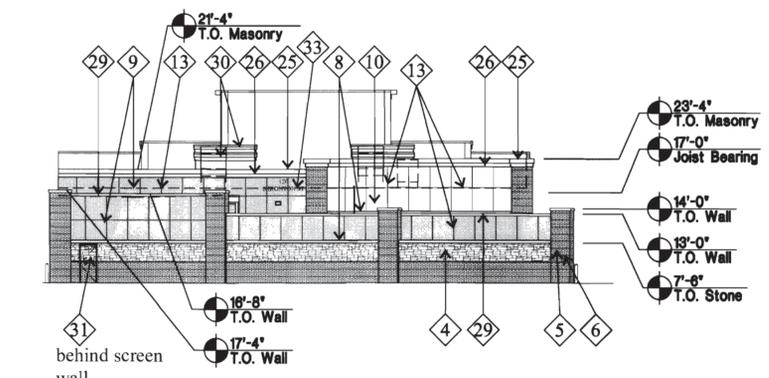
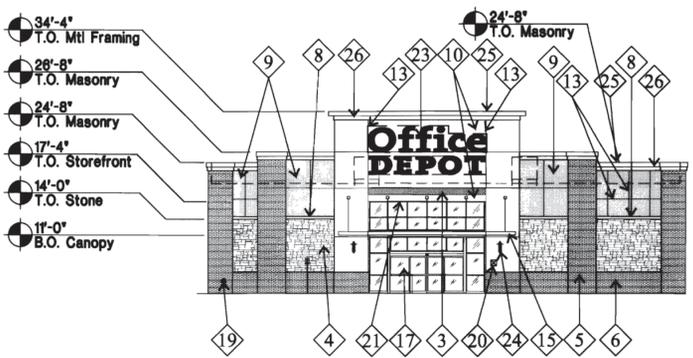
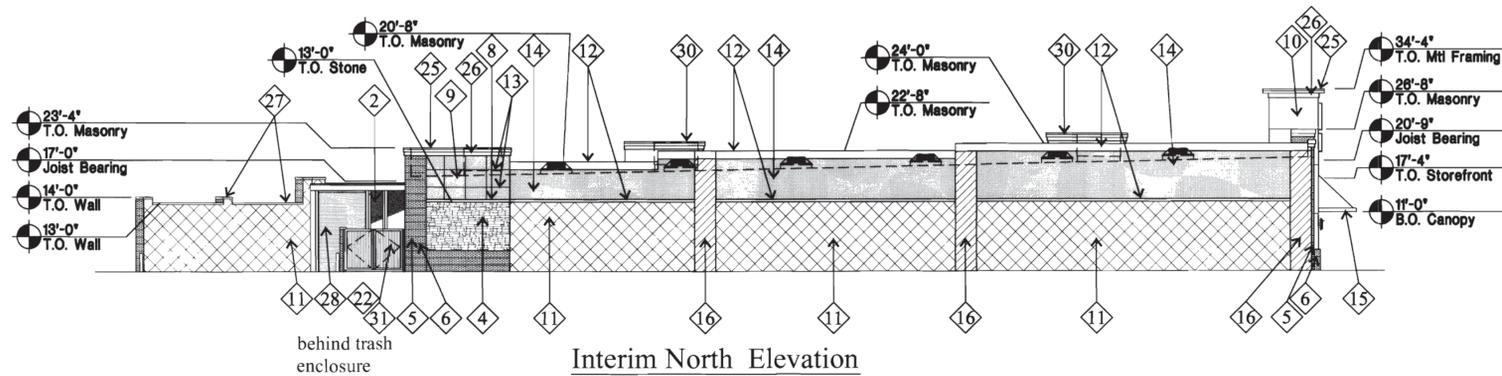
SP-E2

LIGHTING DETAILS

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# ANCHORS F, G AND H AT THE GARDENS ON HAVANA SITE PLAN

LOT 3, BLOCK 1, BUCKINGHAM SQUARE SUBDIVISION FILING NO. 8 LOCATED IN THE N.W. QUARTER OF SECTION 23, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



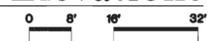
### Finish Legend

- 1 Not used
- 2 Vinyl fencing fabric. Color: PrivacyLink "Redwood"
- 3 EIFS to match Sherwin Williams "R-581 Safety Red"
- 4 Sunset "Cheyenne LedgeStone", smallest mortar joint possible
- 5 Field brick - Lakewood "Country Club"
- 6 Accent brick (every 6th course) Summit "Andiron"
- 7 Paint Electrical and Gas equipment Sherwin Williams "SW2823 Rookwood Clay"
- 8 EIFS band: Dryvit "Buckskin 449"
- 9 EIFS to match Sherwin Williams "SW2803 Rookwood Terra Cotta"
- 10 EIFS to match Sherwin Williams "SW6142 Macadamia"
- 11 Painted CMU to match Sherwin Williams "SW2823 Rookwood Clay"
- 12 Painted CMU to match Dryvit "Buckskin 449"
- 13 3/4" reveal
- 14 Painted CMU to match Sherwin Williams "SW2823 Rookwood Terra Cotta"
- 15 Prefinished/prefabricated metal canopy. Color: Regal Red
- 16 Painted CMU to match Sherwin Williams "SW2085 Zeus"
- 17 Storefront: Clear anodized aluminum frames with clear glass
- 18 H.M. door and frame: Sherwin Williams "SW6142 Macadamia"
- 19 FDC w/approved knock caps
- 20 Knox box - coordinate location w/fire marshal
- 21 Soffit: Sherwin Williams "SW6142 Macadamia"
- 22 Steel decking gates with 2x4 frame - paint Sherwin Williams "SW7067 Cityscape" - 4 hinges per gate
- 23 Signage by others
- 24 Decorative Light
- 25 Prefinished metal coping - Berridge "Parchment"
- 26 EIFS cornice: Dryvit "Buckskin 449"
- 27 Cast stone cap
- 28 Perforated overhead door
- 29 Prefinished metal coping painted to match Sherwin Williams "SW2803 Rookwood Terra Cotta"
- 30 EIFS roof screen to match Dryvit "Buckskin 449"
- 31 Fire riser door with 8" high white vinyl Helvetica letters reading "Fire Riser Door".
- 32 8" high white vinyl Helvetica letters reading "120" for building address
- 33 10" high black gloss plastic Helvetica letters reading "120 S Ironton St" for building address. Letters to be pin mounted to hold off of wall 1/2".

**FLOOR PLAN**  
SCALE: 1/16" = 1'-0"



**Anchor F Elevations**  
SCALE: 1/16" = 1'-0"



Final selection of all materials and colors to be viewed on mockup panel and approved by the developer and architect.

**M**  
MILLERWEINGARTEN  
**W**  
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The Gardens on  
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E. Mississippi Ave and  
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A DEVELOPMENT OF:  
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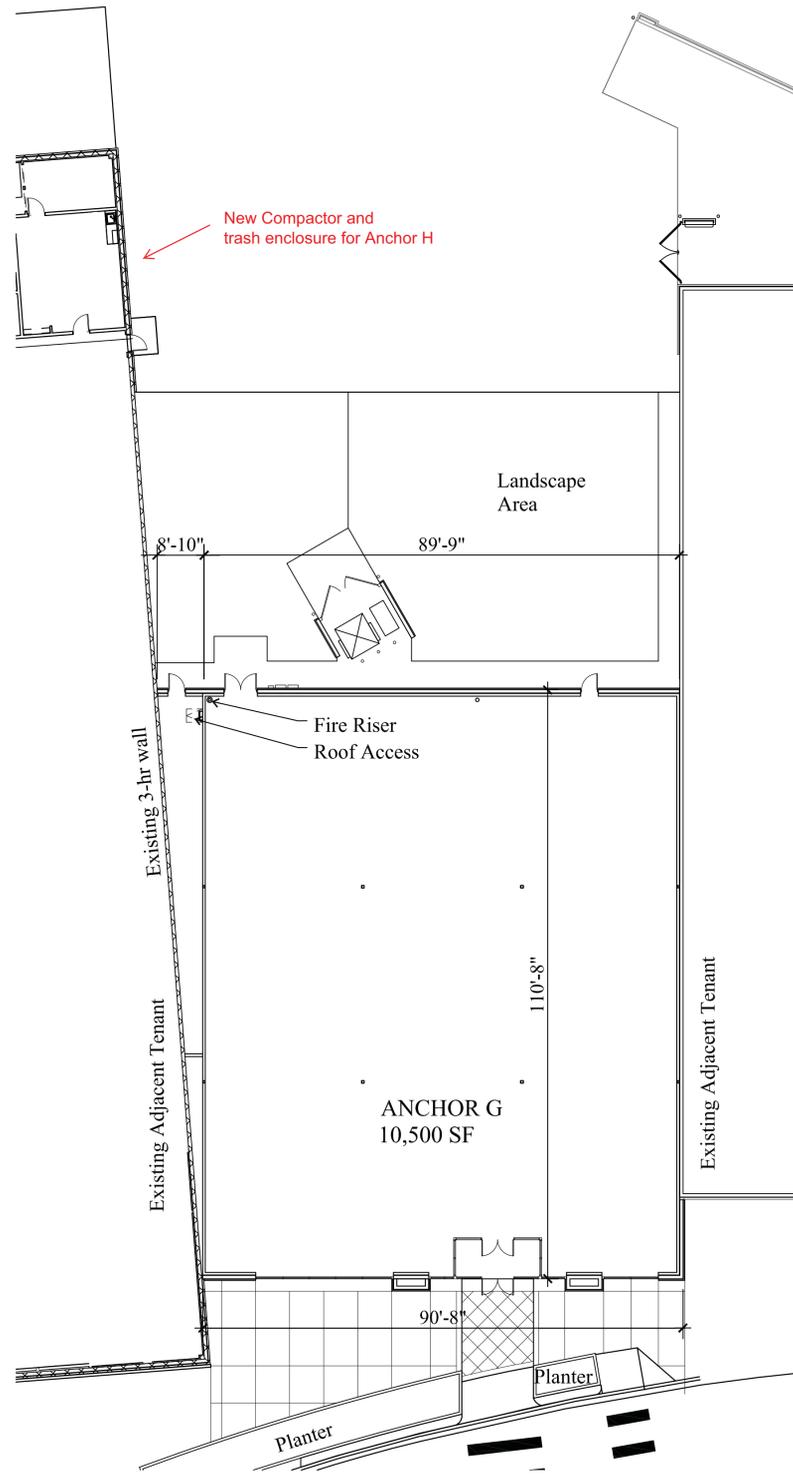
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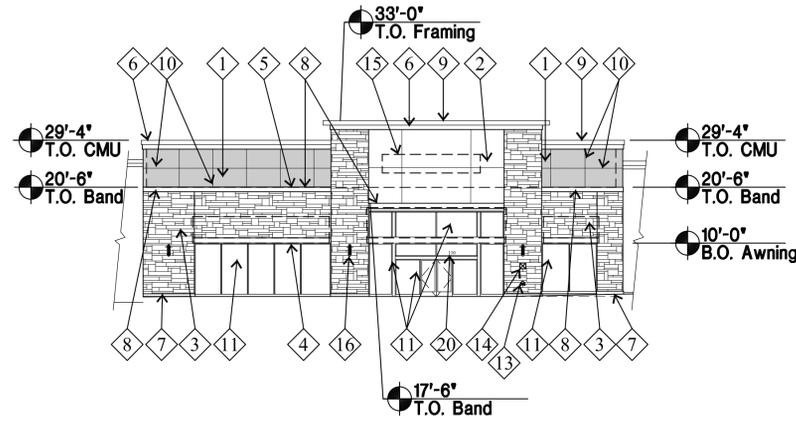
SHEET NO.  
**A1**  
ANCHOR F ELEVATIONS

# ANCHORS F, G AND H AT THE GARDENS ON HAVANA SITE PLAN

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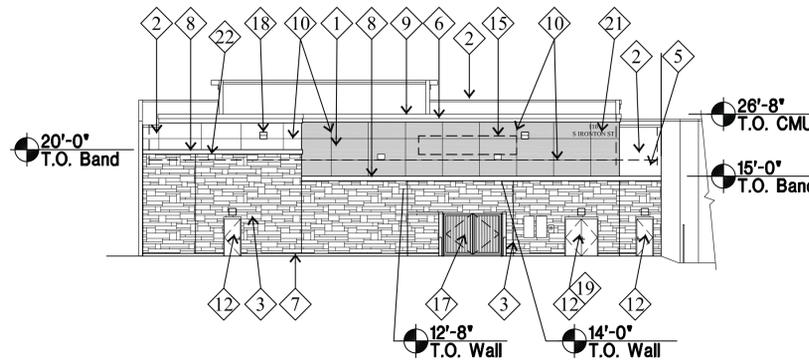
Floor Plan



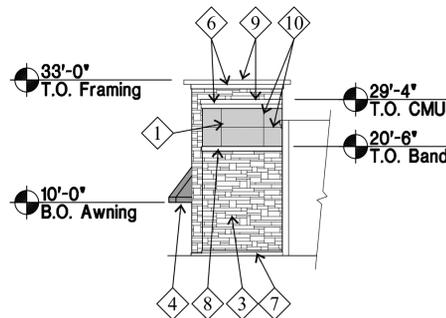
West Elevation



West Elevation with fabric awnings.



East Elevation



South Elevation

### Finish Legend

- 1 EIFS to match Sherwin Williams "SW2085 Zeus"
- 2 EIFS to match Sherwin Williams "SW6142 Macadamia"
- 3 Sunset "Natural Limestone", smallest mortar joint possible
- 4 Fabric Awning: Sunbrella "Tuscan Orange"
- 5 Roof membrane (shown dashed)
- 6 EIFS cornice: Dryvit "Buckskin 449"
- 7 Prairie Stone (Cordoba Stone) base
- 8 EIFS band: Dryvit "Buckskin 449"
- 9 Prefinished metal coping - Berridge "Parchment"
- 10 3/4" reveal
- 11 Storefront: Clear anodized aluminum frames with clear low-E glass
- 12 H.M. door and frame: Sherwin Williams "SW6142 Macadamia"
- 13 FDC w/approved knox caps
- 14 Knox box - coordinate location w/fire marshal
- 15 Signage by others
- 16 Decorative Light
- 17 Steel decking gates with 2x4 frame - paint Sherwin Williams "SW7067 Cityscape" - 4 hinges per gate. Side screen walls at dumpster: Sunset "Natural Limestone", smallest mortar joint possible
- 18 Cut-off wall light
- 19 Fire riser door with 8" high white vinyl Helvetica letters reading "Fire Riser Door".
- 20 8" high white vinyl Helvetica letters reading "110" for building address
- 21 10" high black gloss plastic Helvetica letters reading "110 S Ironton St" for building address. Letters to be pin mounted to hold off of wall 1/2".
- 22 Overflow roof scupper.



ANCHORS F, G AND H AT  
THE GARDENS ON  
HAVANA SITE PLAN

E. Mississippi Ave and  
S. Havana Street  
Aurora, Colorado

A DEVELOPMENT OF:  
Miller Real Estate Investments, LLC  
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### ISSUE LOG

NO.	DESCRIPTION	DATE
1	1st SUBMITTAL	07/29/11
2	2nd SUBMITTAL	10/14/11
3	Mylar	12/01/11
4	AMENDMENT #2	04-14-14

DATE:	JOB:	SCALE:
07/29/11	2014008	1/16" = 1'-0"

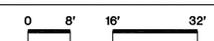
SHEET NO.

A2

Anchor G Elevations

### Anchor G Elevations

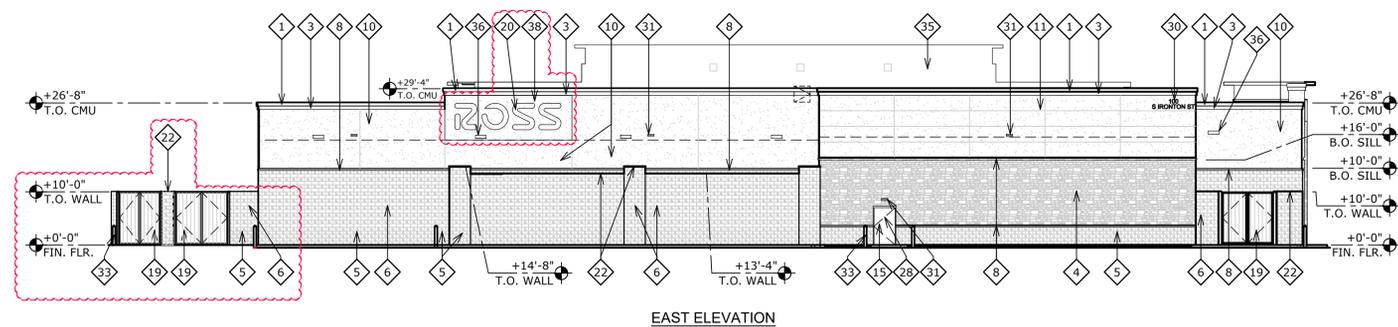
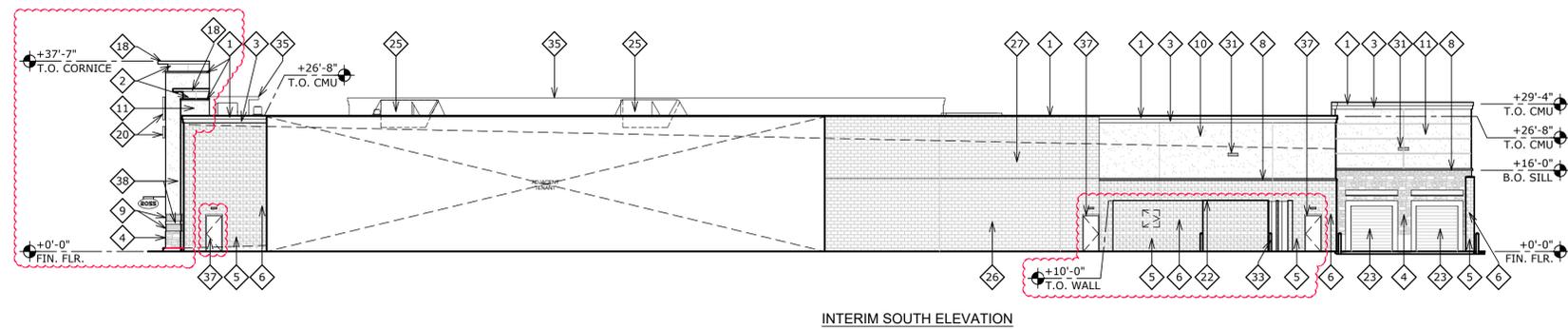
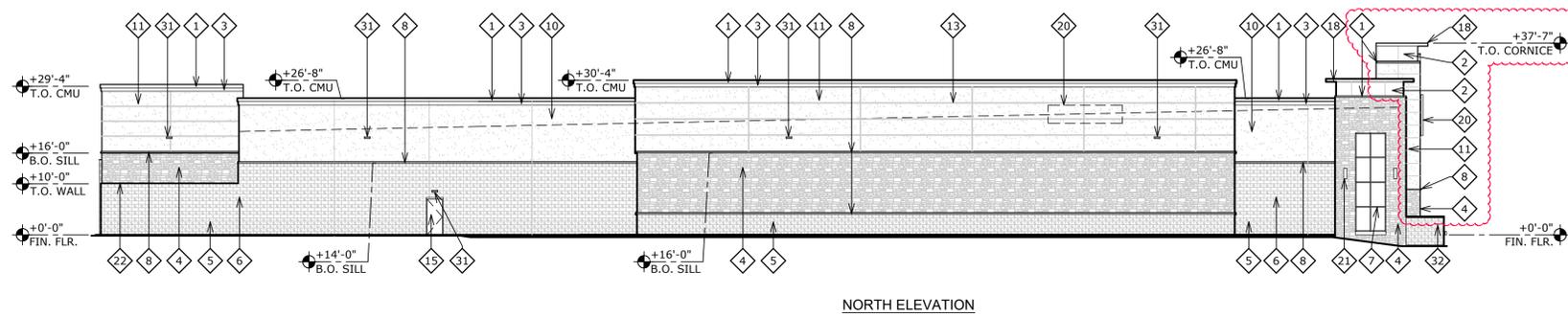
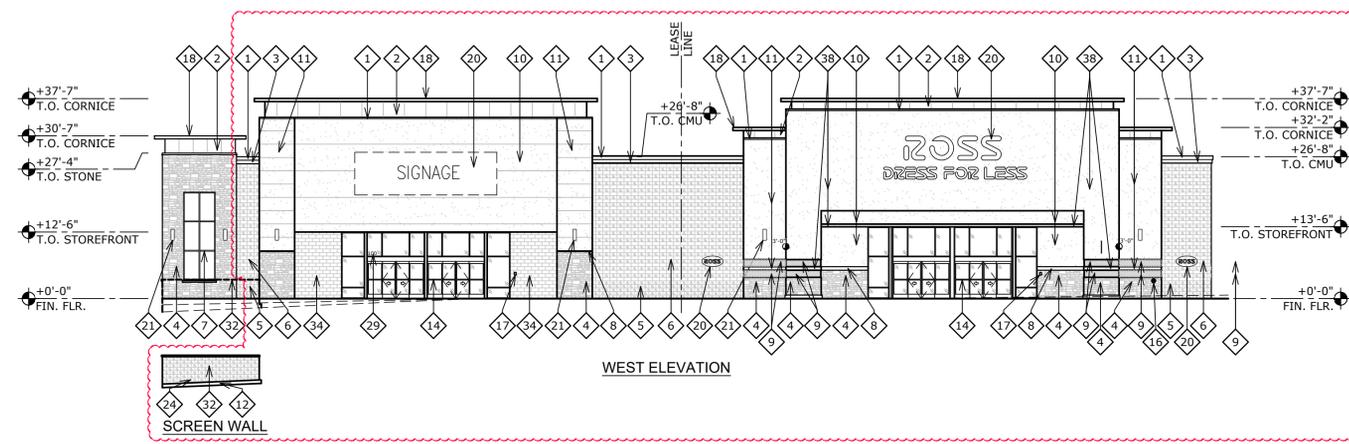
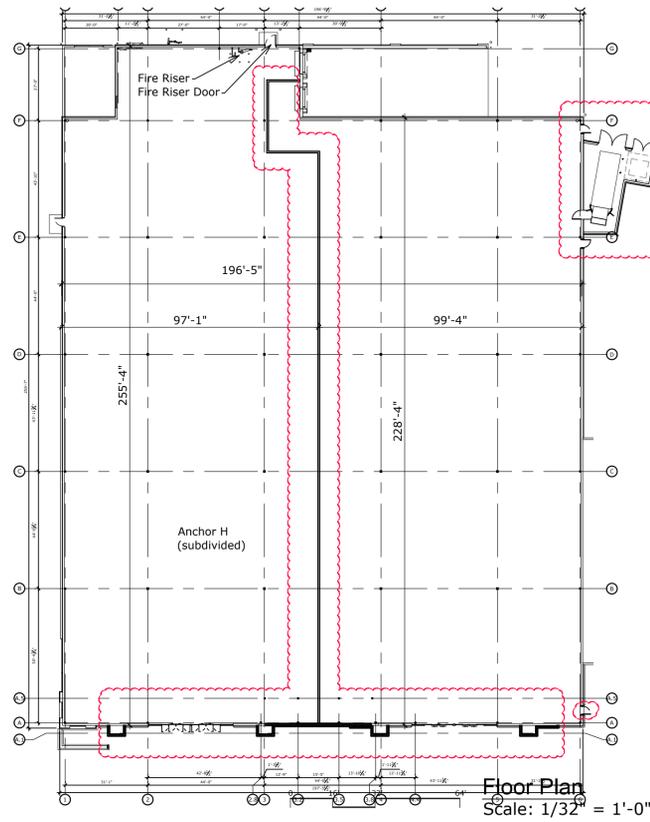
Scale: 1/16" = 1'-0"



Final selection of all materials and colors to be approved by the developer and architect.

ANCHORS F, G AND H AT  
**THE GARDENS ON HAVANA SITE PLAN**

LOT 3, BLOCK 1, BUCKINGHAM SQUARE SUBDIVISION FILING NO. 8 LOCATED IN THE N.W. QUARTER 23, TOWNSHIP 4 SOUTH,  
 RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



0 8' 16' 32' Anchor H Elevations  
 Scale: 1/16" = 1'-0"

**Finish Legend**

- 1 pre-finished metal coping - berridge
- 2 Alucobond metal panel - clear anodized aluminum
- 3 EIFS cornice to match Sherwin Williams "SW6141 Softer Tan"
- 4 Sunset "Natural Limestone", smallest mortar joint possible
- 5 Prairie Stone "Buff", rock face
- 6 Alternating bands of Prairie Stone "Buff" smooth face and rock face
- 7 Clear anodized aluminum frames with spandrel glass - color light white
- 8 Cast stone sill
- 9 EIFS to match Sherwin Williams "Ross Blue"
- 10 EIFS to match Sherwin Williams "SW6141 Softer Tan"
- 11 EIFS to match Sherwin Williams "SW6116 Tatami Tan"
- 12 Concrete curb
- 13 3/4" reveal
- 14 Storefront: Clear anodized aluminum frames with clear glass
- 15 H.M. door and frames: Sherwin Williams "SW6116 Tatami Tan"
- 16 FDC w/approved knock caps
- 17 Knox box - coordinate location w/fire marshal
- 18 Pre-finished metal coping - berridge; color to match Sherwin Williams "7006 Extra White"
- 19 Steel decking gates - paint Sherwin Williams "SW6116 Tatami Tan"
- 20 Signage by others
- 21 Decorative light
- 22 Prairie stone peaked coping unit "Buff"
- 23 Overhead rolling door
- 24 At grade planter
- 25 Roof Screen
- 26 Painted CMU to match Sherwin Williams "SW6141 Softer Tan"
- 27 Painted CMU to match Sherwin Williams "SW6116 Tatami Tan"
- 28 Fire riser door with 8" high white vinyl Helvetica letters reading "Fire Riser Door"
- 29 8" high white vinyl Helvetica letters reading "100" for building address
- 30 10" high black gloss plastic Helvetica letters reading "100 S Ironton St" for building address. Letters to be pin mounted to hold off of wall 1/2"
- 31 Wall pack or emergency wall pack light fixture.
- 32 Screen wall in foreground: Prairie Stone "Buff" rock face, concrete curb and Prairie Stone peaked coping unit "Buff". Painted CMU back side of wall.
- 33 Concrete bollard painted Sherwin Williams "Osha Yellow"
- 34 Prairie Stone "Buff", smooth face
- 35 Parapet beyond.
- 36 Overflow Supper
- 37 H.M. door and frames: Sherwin Williams "SW6141 Softer Tan"
- 38 EIFS to match Sherwin Williams "SW6385 Dover White"

Final selection of all materials and colors to be viewed on mockup panel and approved by the developer and architect.

Anchors F, G and H at  
**The Gardens on Havana Site Plan**  
 E. Mississippi Ave and S. Havana Street  
 Aurora, Colorado

A DEVELOPMENT OF:  
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**ISSUE LOG**

NO.	DESCRIPTION	DATE
1	1st SUBMITTAL	07/29/11
2	2nd SUBMITTAL	10/14/11
3	Mylar	12/01/11
4	AMENDMENT #1	10/26/12
5	1st SUBMITTAL - AMEND #3	09/09/18

DATE:	JOB:	SCALE:
09/09/18	2014008	1/16"=1'-0"

**A3**

SHEET NO.  
 Anchor H Elevations